

*For further information on an agenda item, please contact
the City at 101 North "D" Street, or call (951) 943-6100*

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

Tuesday, May 30, 2023

6:30 P.M.

City Council Chambers

(Corner of San Jacinto and Perris Boulevard)

101 North "D" Street

Perris, California

CLOSED SESSION: 5:30 P.M.

ROLL CALL:

Rogers, Nava, Corona, Rabb, Vargas

A. Conference with Legal Counsel – Existing Litigation – Government
Code Section 54956.9(d)(1); 3 cases:

1. City of Menifee v. City of Perris CVRI2203040
2. Panattoni Development Company, Inc. v. City of Perris
CVRI2203028
3. Cado Menifee, LLC v. City of Perris CVR12203602

B. Conference with Legal Counsel - Potential Litigation - Government
Code Section 54956.9 (d)(4) - 2 cases

C. Conference with Legal Counsel - Potential Litigation - Government
Code Section 54956.9 (d)(2) - 1 case

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

2. *ROLL CALL:*

Rogers, Nava, Corona, Rabb, Vargas

3. **INVOCATION:**

Pastor Mario Perez
Seventh day Adventist Church
380 W. 3rd St. Perris, CA 92570

4. **PLEDGE OF ALLEGIANCE:**

Councilmember Rogers will lead the Pledge of Allegiance.

5. **REPORT ON CLOSED SESSION ITEMS:**

6. **PRESENTATIONS/ANNOUNCEMENTS: NO PRESENTATIONS**

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

7. **YOUTH ADVISORY COMMITTEE COMMUNICATIONS:**

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

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

9. **APPROVAL OF MINUTES:**

A. Consideration to approve the minutes of the Regular Joint Meeting held on May 9, 2023 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

B. Consideration to approve the minutes of the Special Joint Worksession held on May 16, 2023 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

10. **CONSENT CALENDAR:**

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

A. Consideration to adopt Proposed Resolution Numbers (next in order) approving the Annual Engineer's Report for Maintenance District Number 84-1 (FY 2023-2024).

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2023-2024 FOR CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023-2024 IN CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JULY 25, 2023 AS THE TIME AND PLACE FOR HEARING OBJECTIONS THERETO

- B. Consideration to adopt Proposed Resolution Numbers (next in order) approving the Annual Engineer's Report for Landscape Maintenance District Number 1 (FY 2023-2024).

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2023-2024 FOR CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023-2024 IN CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JULY 25, 2023 AS A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

- C. Consideration to adopt Proposed Resolution Number (next in order) approving the Annual Engineer's Report for Flood Control Maintenance District Number 1 (FY 2023-2024).

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023-2024 IN CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT

ASSESSMENT ACT OF 1982; AND OFFERING JULY 25, 2023 AS A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

- D. Consideration to approve additional Measure A Contingency to cover construction cost overrun, at project completion for the Ramona Expressway Median Mitigation Project. (CIP S124)
- E. Consideration to adopt Proposed Resolution Number (next in order) adopting the SB-1 Road Maintenance and Rehabilitation Account (RMRA) Fiscal Year 2023-2024 Projects.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2023/2024 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

- F. Consideration to approve a Road Closure on North Webster Avenue, south of Nance Street and north of Washington Street to accommodate the installation of a fire line for a fire sprinkler system.
- G. Consideration to adopt Proposed Resolution Number (next in order) Amending the Rubbish Collection Charges Pursuant to Agreement with CR&R.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS AMENDING RUBBISH COLLECTION CHARGES AS PERMITTED IN SECTION 7.16.050 (D) OF THE PERRIS MUNICIPAL CODE AND RESCINDING RESOLUTION NUMBER 5985

- H. Consideration to approve the Expenditure of Funds for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.
- I. Consideration to award a Contract Services Agreement to Everett Smith Designs, Inc. for Architectural/Design Services for Office Improvements at 11 S. D Street.
- J. Consideration to adopt Proposed Resolution Number (next in order) Authorizing the Annual Tax Levies for Community Facilities Districts and Placement on the County Tax Roll.

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

A RESOLUTION OF THE CITY OF PERRIS CITY COUNCIL ACTING AS THE LEGISLATIVE BODY OF THE COMMUNITY FACILITIES DISTRICT NOS. 1-S, 2001-1 IA 1, 2001-1 IA 2, 2001-1 IA 3, 2001-1 IA 4,

2001-1 IA 5, 2001-1 IA 6, 2001-1 IA 7, 2001-2, 2001-3, 2002-1, 2003-1, 2004-1, 2004-2, 2004-3 IA 1, 2004-3 IA 2, 2004-5, 2005-1 IA 3, 2005-1 IA 4, 2005-2, 2005-4, 2006-1, 2006-2, 2007-2, 2014-1 IA1, 2014-1 IA2, 2014-1 IA3, 2018-1 IA1, 2018-1 IA2, 2018-02, AND 2021-1 ESTABLISHING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2023/2024

- K. Consideration to adopt Proposed Resolution Numbers (next in order) declaring intent to form Proposed Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (the “CFD”) and authorize future bonded indebtedness in the amount not to exceed \$25,000,000. The CFD is intended to be developed into Perris North and Perris South. Perris North is located to the north of Ellis Ave. and east of Redlands Ave. and Perris South is located south of Mapes Rd. and east of South A St.

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

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$25,000,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS

- L. Consideration to approve a contract with Western Riverside Council of Governments (WRCOG) for Regional Food Recovery and Technical Assistance for SB 1383 Compliance.
- M. Consideration to approve a contract with Mesa Energy Systems, Inc, for disposal of a failing existing HVAC Unit and replacement with a new, high energy efficient HVAC Unit at the Cesar Chavez Library.
- N. Consideration to award a contract to Preferred Modular Structures, Inc. for the purchase and installation of a 1,680 square foot modular building for the Morgan Park Phase 2.1 Project located at 600 East Morgan Street, Perris, CA 92571.
- O. Consideration to adopt Guidelines for the Beautification Committee to Increase Community Engagement.
- P. Consideration to adopt Proposed Resolution Number (next in order) Declaring the City’s Intent to Vacate a 0.28-acre segment of Old Nuevo Road located at

the southeast corner of Old Nuevo Road and Nuevo Road. (Applicant: City of Perris and John Pollock, Kinley-Horn)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING THE CITY’S INTENT TO VACATE PUBLIC RIGHT-OF-WAY BEING A .28-ACRE SEGMENT OF OLD NUEVO ROAD LOCATED AT THE SOUTHEAST CORNER OF OLD NUEVO ROAD AND NUEVO ROAD, SUBJECT TO THE FINDINGS AND CONDITIONS NOTED HEREIN, AND FIXING THE TIME AND PLACE FOR PUBLIC HEARING THEREON

- Q. Consideration to approve the City’s Check Register for the month of April 2023.
- R. Consideration to adopt Proposed Resolution Number (next in order) approving a Financial Review relating to the proposed new industrial CFD No. 2022-2 (Perris Logistics Center). The CFD is intended to be developed into Perris North and Perris South. Perris North is located to the north of Ellis Ave. and east of Redlands Ave. and Perris South is located south of Mapes Rd. and east of South A St.

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DECLARING THAT THE PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS COMPLIES WITH THE DEBT ISSUANCE AND MANAGEMENT POLICY OF THE CITY OF PERRIS

Introduced by: Director of Finance Matthew Schenk

PUBLIC COMMENT

11. PUBLIC HEARINGS:

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

- A. Consideration to adopt Proposed Resolution Numbers (next in order) regarding annexation of TR 36647 to the City’s Maintenance Districts. TR 36647 is

located on Evans Road, north of Ramona Expressway. (APN(s): 302-150-049 and 302-150-050) (Owner(s): Pulte Home Co.)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 (STREETLIGHTS), GIVING FINAL APPROVAL OF THE ENGINEER’S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2022/2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO BENEFIT ZONE 168, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER’S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2023-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO BENEFIT ZONE 133, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER’S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2023-2024

Introduced by: Interim City Engineer John Pourkazemi

PUBLIC COMMENT

- B. Consideration to adopt Proposed Resolution Numbers (next in order) regarding annexation of TR 36647 to CFD 2001-3 (North Perris Public Safety District)-Annexation No. 56. TR 36647 is located on Evans Road, north of Ramona Expressway. (APN(s): 302-150-049 and 302-150-050) (Owner(s): Pulte Home Co.)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 56 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 56 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 56 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Introduced by: Director of Finance Matthew Schenk

PUBLIC COMMENT

- C. Consideration to adopt Proposed Resolution Number (next in order) approving Tentative Tract Map 21-05271 (TTM-38308) and Development Plan Review 21-00018-A Proposal to subdivide 1.82 vacant acres for a 37-unit condominium development and finding the project Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions). (APN(s): 310-070-001 and 310-070-002) (Applicant: Winston Liu of W&W Land Design Consultants, Inc.)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVE TENTATIVE TRACT MAP NO. 38308 (PLN21-05271) TO SUBDIVIDE A 1.82 ACRE INTO ONE LOT FOR CONDOMINIUM PURPOSES AND APPROVE DEVELOPMENT PLAN REVIEW 21-00018 TO CONSTRUCT A 37-UNIT CONDOMINIUM DEVELOPMENT. THE PROJECT SITE IS LOCATED ON THE EAST SIDE ALONG G STREET AT THE TERMINUS OF E. 2ND STREET, WITHIN THE URBAN VILLAGE ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN

Introduced by: Director of Development Services Kenneth Phung

PUBLIC COMMENT

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

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

- A. Consideration and discussion of a potential Ballot Measure concerning a Business License Tax upon Industrial and Distribution Uses in the City.

Introduced by: Deputy City Manager Ernie Reyna

PUBLIC COMMENT

13. COUNCIL COMMUNICATIONS: *(Committee Reports, Agenda Items, Meeting Requests and Review etc.)*

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

14. CITY MANAGER'S REPORT:

15. ADJOURNMENT:

In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodations policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at: <https://www.cityofperris.org/home/showpublisheddocument/15875/638102339679387909>. Please contact the City Clerk's Office at (951) 943-6100 to make an accommodation request, or to obtain an electronic or printed copy of the policy.

THE CITY COUNCIL MEETING IS ALSO AVAILABLE FOR VIEWING AT THE FOLLOWING:

City's Website:

<https://www.cityofperris.org/government/city-council/council-meetings>

YouTube:

<https://www.youtube.com/channel/UC24S1shebXkJFv3BnxdkPpg>

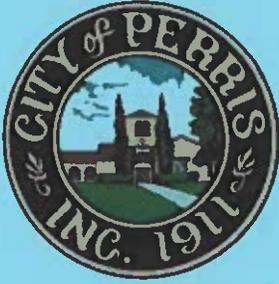
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9.A.

CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Approval of Minutes

REQUESTED ACTION: Approve the Minutes of the Regular Joint City Council Meeting held on May 9, 2023.

CONTACT: Nancy Salazar, City Clerk **NS**

BACKGROUND/DISCUSSION: None

BUDGET (or FISCAL) IMPACT: None

Prepared by: Judy L. Haughney, CMC, Assistant City Clerk *JLH*

REVIEWED BY:

City Attorney _____

Assistant City Manager *WB*

Deputy City Manager *SR*

Attachments: 1. Minutes-May 9, 2023-Regular Joint City Council Meeting

Consent:

Public Hearing:

Business Item:

Presentation:

Other: Approval of Minutes

ATTACHMENT 1

Minutes-May 9, 2023 Regular Joint City Council Meeting

CITY OF PERRIS

MINUTES:

Date of Meeting: May 9, 2023

06:30 PM

Place of Meeting: City Council Chambers

CLOSED SESSION

Mayor Vargas called the Closed Session to order at 5:31 p.m.

ROLL CALL

Present: Rabb, Rogers, Nava, Corona, Vargas

Staff Member's Present: City Manager Miramontes, Assistant City Manager Bugtai, Deputy City Manager Reyna, City Attorney Khuu, Director of Administrative Services Amozgar, Director of Development Services Phung, Director of Economic Development and Housing Ogawa, Interim City Engineer Pourkazemi, Deputy City Attorney Tanner, Deputy City Attorney Fox.

- A. Conference with Legal Counsel - Potential Litigation - Government Code Section 54956.9 (d)(2) - 1 case
- B. Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(d)(1); 3 cases:
 - 1. City of Menifee v. City of Perris CVRI2203040
 - 2. Panattoni Development Company, Inc. v. City of Perris CVRI2203028
 - 3. Cado Menifee, LLC v. City of Perris CVR12203602
- C. Conference with Legal Counsel - Potential Litigation - Government Code Section 54956.9 (d)(4) - 1 case
- D. Conference with Real Property Negotiators – Government Code Section 54956.8
Property: APN 313-180-013 City Negotiator: Clara Miramontes, City Manager
Negotiating Parties: Matthew Johnson Under Negotiation: Price and terms of payment
- E. Conference with Real Property Negotiators – Government Code Section 54956.8
Property: APN 310-160-004 City Negotiator: Clara Miramontes, City Manager
Negotiating Parties: Werner Soto Vallesos Under Negotiation: Price and terms of payment

The City Council adjourned to Closed Session at 5:32 p.m.

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

Mayor Vargas called the Regular City Council meeting to order at 6:36 p.m.

2. ROLL CALL:

Present: Rabb, Rogers, Nava, Corona, Vargas

Staff Members Present: City Manager Miramontes, Assistant City Manager Bugtai, Deputy City Manager Reyna, City Attorney Khuu, Interim City Engineer Pourkazemi, Police Captain Sims, Battalion Chief Scovill, Director of Finance Schenk, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Development Services Phung, Director of Administrative Services Amozgar, Director of Public Works Hill, Assistant City Clerk Haughney and City Clerk Salazar.

3. INVOCATION:
Pastor Gerry Brown
U-Turn 4 Christ
20170 Patterson Ave. Perris, CA 92570

4. PLEDGE OF ALLEGIANCE:

Councilmember Rabb led the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

City Attorney Khuu reported that the City Council met in Closed Session to discuss the items listed on the agenda, but no reportable action was taken.

6. PRESENTATIONS/ANNOUNCEMENTS:

- A. Presentation Commemorating Public Works Week.
- B. Presentation Commemorating Building and Safety Week.
- C. City of Perris Employee of the Quarter Recognition for First Quarter of 2023.

7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:

The report was given by Youth Advisory Committee Vice-President Jasmine Lomeli.

8. PUBLIC COMMENT/CITIZEN PARTICIPATION:

The Mayor called for Public Comment. The following people spoke at Public Comment:

Adam Eventov

Maribel Nunez

9. APPROVAL OF MINUTES:

- A. Approved the minutes of the Special Joint Worksession held on April 14, 2023 and the Regular Joint Meeting held on April 25, 2023 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

Mayor Vargas noted that there was a request to hold separate votes on the two sets of minutes.

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Rita Rogers to Approve the Minutes of the Special Joint Worksession held on April 14, 2023

AYES: Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN: David Starr Rabb

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the Minutes of the Regular Joint Meeting held on April 25, 2023

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

10. CONSENT CALENDAR:

Mayor Pro Tem Nava requested that Item 10.F. be pulled for a separate vote.

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

- A. Adopted the Second Reading of Ordinance Number 1426 approving Specific Plan Amendment 21-05125 to update the Green Valley Specific Plan for Consistency with the Perris Valley Airport Land Use Compatibility Plan. The Green Valley Specific Plan is generally located north of Watson Road, East of the San Jacinto River and South of Case Road. (Applicant: Matthew Villalobos, Raintree Investment Corporation)

The Second Reading of Ordinance Number 1426 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA) 21-05125 TO UPDATE THE PERRIS VALLEY AIRPORT LAND USE COMPATIBILITY PLAN (PV ALUCP) AND COMPLIANCE WITH SENATE BILL 330, GENERALLY LOCATED NORTH OF WATSON ROAD, EAST OF THE SAN JACINTO RIVER, AND SOUTH OF CASE ROAD SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED UPON THE FINDINGS NOTED HEREIN

- B. Approved a Contract Services Agreement with Sagecrest Planning and Environmental for Planning Services for the Development Services Department.
- C. Approved Final Parcel Map No. 38225 (FPM23-05100) to subdivide 28.32 acres into three (3) lots for Finance and Conveyance Purposes. Final Parcel Map 38225 is located at the northwest corner of Ethanac Road and Green Valley Parkway. (Applicant: Matthew Villalobos, Green Valley Recovery Acquisition, LLC)
- D. Approved a Professional Services Agreement with EXP US Services, Inc. for the Ellis Avenue/Evans Road/I-215 Extension and Interchange Feasibility Study Report; and approved Project Management Services with Interwest. (CIP S141)
- E. Approved a Memorandum of Understanding (MOU) with Perris Union High School District for Continued Funding of a School Resource Officer Program at Perris High School.
- F. This item was considered separately-Approved the City's Check Registers for the months of February 2023 and March 2023.

Mayor Pro Tem Nava requested that this item be pulled for a separate vote.

**The following Councilmember's spoke:
Nava
Rogers**

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by David Starr Rabb to Approve Item 10.F., as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the balance of the Consent Calendar, with the exception of Item 10.F., as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

11. PUBLIC HEARINGS:

- A. Adopted Resolution Number 6181 approving the Final Community Development Block Grant (CDBG) Annual Action Plan for FY 2023-2024.

Resolution Number 6181 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, APPROVING THE FINAL FY 2023-2024 ANNUAL ACTION PLAN WITH PROPOSED FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FEDERAL ENTITLEMENT PROGRAM

This item was presented by Principal Management Analyst Dr. Sara Cortes de Pavon.

The Mayor opened the Public Hearing at 7:16 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:16 p.m.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Resolution Number 6181, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

- B. This item was continued to a date uncertain-Consideration to Adopt Proposed Resolution Number (next in order) approving Tentative Parcel Map 22-05028 (TPM-38385) and Development Plan Review 20-00021 a proposal to facilitate the construction of a 254,511 square foot industrial warehouse building on a 12.59-acre site; and Introduce the First Reading of Proposed Ordinance Number (next in order) approving Specific Plan Amendment 22-05053 to remove a paper/unimproved street from the Circulation Plan of the Perris Valley Commerce Center Specific Plan. The project is located on the east side of Redlands Avenue, between Rider Street and Placentia Avenue. (Applicant: Michael Johnson of Lake Creek Industrial, LLC)

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION NO. 2358 (STATE CLEARINGHOUSE #2022100322), AND THE MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING TENTATIVE PARCEL MAP 22-05028 (38385), AND DEVELOPMENT PLAN REVIEW 20-00021, TO DEVELOP A 254,511 SQUARE FOOT NON-REFRIGERATED INDUSTRIAL WAREHOUSE DEVELOPMENT PROJECT ON 12.59 ACRES, BASED UPON FINDINGS HEREIN AND SUBJECT TO THE CONDITIONS OF APPROVAL AND THE MITIGATION MONITORING AND REPORTING PROGRAM

This item was introduced by Director of Development Services Kenneth Phung and turned over to Contract Planner Chantal Powers for the presentation.

The Mayor opened the Public Hearing at 7:25 p.m.

Christine Saunders, representative for the Applicant, Lake Creek Industrial, spoke.

The Mayor closed the Public Hearing at 7:30 p.m.

The following Councilmember's spoke:

Rabb

Corona

Nava

Rabb

Vargas

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Michael Vargas to Approve the Item, as presented.

AYES: Rita Rogers, Michael Vargas

NOES: David Starr Rabb, Marisela Nava, Malcolm Corona

ABSENT:

ABSTAIN:

The motion Failed.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Marisela Nava to Deny the Item.

AYES: Marisela Nava, Malcolm Corona

NOES: David Starr Rabb, Rita Rogers, Michael Vargas

ABSENT:

ABSTAIN:

The motion Failed.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Rita Rogers to Continue the Item to an unspecified date.

AYES: David Starr Rabb, Rita Rogers, Michael Vargas

NOES: Marisela Nava, Malcolm Corona

ABSENT:

ABSTAIN:

The motion passed.

12. BUSINESS ITEMS:

- A. Adopted a Water Rate Study by Stetson Engineering, for the Downtown and North Water System, Approved the Proposed Water Rates, and Provided Direction to Staff on Water Rates.**

This item was introduced by Deputy City Manager Ernie Reyna and turned over to Mr. Stan Chin, Stetson Engineering for the presentation.

Mayor Pro Tem Nava left the City Council Chambers at 7:47 p.m. and returned at 7:51 p.m.

Councilmember Rogers left the City Council Chambers at 7:51 p.m. and returned at 7:54 p.m.

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

**The following Councilmember's spoke:
Rabb**

Corona

Rogers

Corona

Nava

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by Malcolm Corona to Approve the item, as presented.

AYES: David Starr Rabb, Rita Rogers, Marisela Nava, Malcolm Corona, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

13. COUNCIL COMMUNICATIONS:

- The following Councilmember's spoke:**
- Rogers**
- Rabb**
- Corona**
- Nava**
- Vargas**

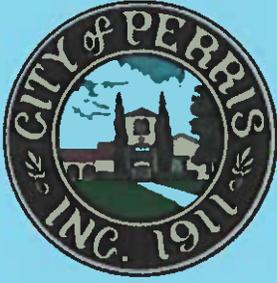
14. CITY MANAGER'S REPORT:

15. ADJOURNMENT:

There being no further business Mayor Vargas adjourned the Regular City Council meeting at 8:29 p.m.

Respectfully Submitted,

Nancy Salazar, City Clerk



9.B.

CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Approval of Minutes

REQUESTED ACTION: Approve the Minutes of the Special Joint City Council Worksession held on May 16, 2023.

CONTACT: Nancy Salazar, City Clerk *NS*

BACKGROUND/DISCUSSION: None

BUDGET (or FISCAL) IMPACT: None

Prepared by: Judy L. Haughney, CMC, Assistant City Clerk *JLH*

REVIEWED BY:

City Attorney _____

Assistant City Manager *MB*

Deputy City Manager *ER*

Attachments: 1. Minutes-May 16, 2023-Special Joint City Council Worksession

Consent:

Public Hearing:

Business Item:

Presentation:

Other: Approval of Minutes

ATTACHMENT 1

Minutes-May 16, 2023 Special Joint City Council Worksession

CITY OF PERRIS

MINUTES:

Date of Meeting: May 16, 2023

06:30 PM

Place of Meeting: City Council Chambers

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

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

2. ROLL CALL:

Present: Rabb, Rogers, Nava, Corona, Vargas

Staff Members Present: City Manager Miramontes, Assistant City Manager Bugtai, Deputy City Manager Reyna, Assistant City Attorney Vargas, Interim City Engineer Pourkazemi, Police Captain Sims, Fire Battalion Chief Scovill, Director of Finance Schenk, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Development Services Phung, Director of Public Works Hill, Assistant City Clerk Haughney and City Clerk Salazar.

3. PLEDGE OF ALLEGIANCE:

Councilmember Rabb led the Pledge of Allegiance.

Mayor Vargas noted that the incorrect room location was included in the agenda, but that the meeting was being held in the City Council Chambers and that a notice was posted on the door of the Conference Room.

4. WORKSESSION:

- A. Discussion regarding the Draft Fiscal Year 2023-2024 & 2024-2025 Operating Budget.

This item was presented by Director of Finance Matthew Schenk.

The following Councilmember's spoke:

Rabb

**Rogers
Vargas**

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

- B. American Rescue Plan Act (ARPA) Expenditures Update.

This item was presented by Director of Finance Matthew Schenk.

The following Councilmember's spoke:

**Vargas
Rabb**

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

5. **ADJOURNMENT:**

There being no further business Mayor Vargas adjourned the Special City Council Worksession at 7:05 p.m.

Respectfully Submitted,

Nancy Salazar, City Clerk



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Annual Engineer's Report for Maintenance District No. 84-1 (FY 2023-2024)

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 MD 84-1 and setting a public hearing date of July 25, 2023

CONTACT: John Pourkazemi, Interim City Engineer

BACKGROUND/DISCUSSION: MD 84-1 includes residential tracts and commercial developments throughout the City as located on the Vicinity Map found as Attachment 1. On March 14, 2023, the City ordered this year's Report which provides annual funding for the maintenance of street lights and traffic signals constructed in conjunction with new development.

BUDGET (or FISCAL) IMPACT: The total proposed assessment levy for FY 2023-2024 is \$973,331.75. This funding will provide for the energy and maintenance expense of 4,803 street lights and 74 traffic signals.

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney _____
 Assistant City Manager WB
 Deputy City Manager _____

Attachments:

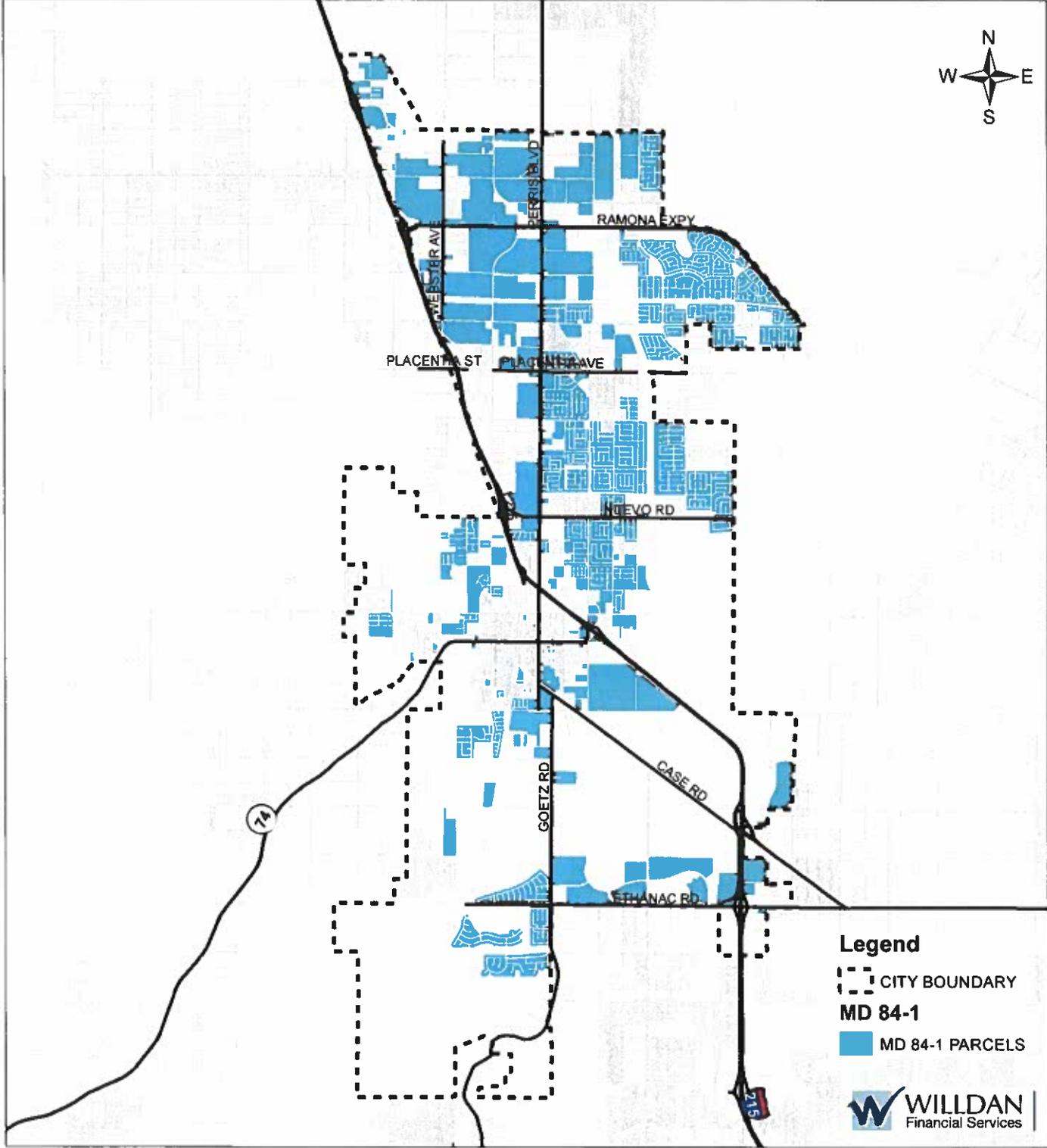
1. Vicinity Map
2. Resolution Preliminarily Approving the Engineer's Report
3. Resolution of Intention to Levy and Collect Annual Assessments Under MD 84-1 and setting a public hearing date of July 25, 2022
4. Engineer's Report

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

Attachment No. 1

➤ Vicinity Map

**MAINTENANCE DISTRICT NO. 84-1 VICINITY PARCEL MAP
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024**



Attachment No. 2

Resolution to Preliminarily Approve Engineer's Report

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 2023-2024 FOR CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("the City Council") on March 14, 2023, adopted its Resolution initiating proceedings for the levy of annual assessments for Fiscal Year 2023-2024 for City of Perris Maintenance District Number 84-1 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, are 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 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 3

Resolution of Intent

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 2023-2024 IN CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JULY 25, 2023 AS THE 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 traffic signals and public lighting 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 Maintenance District Number 84-1 (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 Engineer of Work 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 traffic signals and public lighting and appurtenant facilities within the City of Perris Maintenance District Number 84-1.

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 Maintenance District Number 84-1 (the "District") for Fiscal Year 2023-2024 pursuant to the Landscaping and Lighting Act of 1972 to pay the costs of installation or construction of traffic signals and public lighting and facilities and the ordinary and usual maintenance, operation and servicing of certain traffic

signals and public lighting within roadway right-of-way and public utility easements within the incorporated boundaries of the City of Perris as they existed on July 1, 2022, more particularly described on a map which is on file in the City Clerk's office entitled "Diagram of City of Perris Maintenance District Number 84-1."

Section 2. That the existing improvements consist generally of traffic signal and public lighting facilities including the furnishing of electric current and this City Council does contemplate the improvement of proposed new traffic signal and public lighting facilities and including:

- A. The installation or construction of traffic signal and public lighting facilities;
- B. 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 grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities; and
- C. The maintenance or servicing, or both, of any of the foregoing.

Section 3. That the maintenance proposed to be performed consists of the ordinary and usual maintenance, operation and servicing of traffic signal and public lighting facilities, including:

- A. The installation or construction of traffic signal and public lighting facilities;
- B. 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 grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
- C. Repair, removal or replacement of all or any part of the improvements thereon;
- D. Furnishing of electric current or energy, gas, or other illuminating agency for any public lighting and traffic signal facilities or for the lighting operation of any other improvements;

- E. Required electrical operation, repair and replacement of traffic signal and public street lighting facilities; and
- F. The furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of all works of improvement used or useful for the lighting and signalization of any public places, including ornamental standards, luminaries, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments and appurtenances.

Section 4. 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 expense of the said work chargeable upon the District, which District is assessed to pay the costs and expenses thereof.

Section 5. That, in accordance with the rates previously approved, the maximum annual assessment reflecting the reasonable cost of providing for the maintenance, servicing and operation of the traffic signals and public lights and appurtenant facilities is equal to \$47.28 per assessment unit, plus an inflation factor not to exceed the Southern California Edison rate increase(s) effective in subsequent years as approved by the California State Public Utilities Commission. That the annual assessment reflecting the costs for Fiscal Year 2023-2024 is equal to \$47.28 per assessment unit.

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, Maintenance District Number 84-1, Fiscal Year 2023-2024 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 assessments shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected. The Engineer of Work shall file a report annually with 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 proposed to be increased from the previous year. The proposed adjustment is in accordance with previously authorized adjustments.

Section 9. Notice is hereby given that July 25, 2023, 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 2023-2024, 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 described 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 notices 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, John Pourkazemi, Interim 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 2023-2024.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

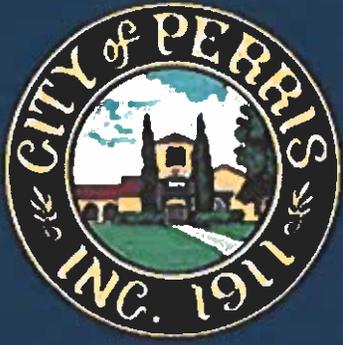
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 4

Engineer's Report



CITY OF PERRIS

MAINTENANCE DISTRICT NO. 84-1

**FISCAL YEAR 2023/2024
ENGINEER'S ANNUAL LEVY REPORT**

**INTENT MEETING: MAY 30, 2023
PUBLIC HEARING: JULY 25, 2023**

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

www.willdan.com



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

Maintenance District No. 84-1

**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 2023/24, 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 30th day of May, 2023.

JOHN POURKAZEMI
Interim City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

MATTHEW SCHENK
Director Of Finance
CITY OF PERRIS
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 25th day of July, 2023. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 25th day of July, 2023 by adoption of Resolution No. _____ of the City Council.

NANCY SALAZAR
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

To ensure that vehicles, bicycles and pedestrians move as smoothly, and as safely as possible, street lights and traffic signals are constructed on public streets. These facilities are considered important for public convenience and safety. The City Council (the "Council") previously formed Maintenance District No. 84-1 (the "District") to provide funding for a portion of the expense of the ongoing maintenance and servicing of public street lights and traffic signals within the boundaries of the City of Perris (the "City").

By increasing visibility, illuminated streets prevent accidents, especially pedestrian accidents. The lighting benefit is directly related to safety and property protection and therefore increases the perceived and actual usability and value of residential, commercial and industrial properties.

Traffic signals provide an additional benefit to pedestrians by permitting the crossing of streets that otherwise could not have been crossed safely. Vehicular accidents are reduced by assigning a right of way to conflicting movements of traffic at an intersection. Traffic signals increase the traffic capacity of an intersection while increasing the safety and the efficiency of both pedestrian and vehicular traffic.

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, 2023 to June 30, 2024.

This Report includes 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. The Report is hereby presented to the City Council for its review and preliminary approval as presented. Or, preliminarily approved as the City Council may determine it should be modified.

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.

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 street lights and traffic signals that provide a measure of safety and enhance pedestrian and vehicular ingress and egress to assessed residential, commercial and industrial properties. These facilities were constructed as a condition of approval for, and as a consequence of, the development of the parcels within the District.

The 1972 Act, in Section 22573, states that 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 all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements." Details of the formula being used to spread the assessments throughout this District are detailed in Section IV, Method of Assessment.

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."

Each year the current maximum annual assessment shall be increased by an amount equal to the Southern California Edison rate increase(s) effective in subsequent years as approved by the California State Public Utilities Commission. Said inflation factor included in the Resolution of Intention approved for the levy of assessments prior to the implementation of Proposition 218.

II. DESCRIPTION OF THE DISTRICT

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 construction of standard public lighting facilities.
- The installation or construction of traffic signals.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing street light or traffic signal otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements include, but are 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; and,
- 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 the repair, removal, or replacement of all or any part of any lighting or traffic signal improvement.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICED

Generally, the work to be performed consists of the energy and maintenance costs of approximately 4,763 street lights and 74 traffic signals, all located within the City of Perris. Energy is provided by Southern California Edison (SCE). Rates for energy shall be those authorized by the Public Utilities Commission, State of California.

The street lighting and traffic signal system shall be maintained and serviced to provide standard illumination and traffic control as required by the City Engineer. The majority of street lights are owned by the City of Perris, and the remainder are owned by SCE. The traffic signals are owned and maintained by the City of Perris. Maintenance shall include but not be limited to removal, repair, replacement or relocation of light standards, traffic signals, poles, bulbs, fixtures, circuits and all appurtenances.

The street light improvements are shown on the SCE Street Light Atlas Maps and the City of Perris Streetlight Inventory Map. The traffic signals are shown on the City of Perris Traffic Signal Location Map. Said maps are on file in the City Engineer's Office and are made a part of this report to the same extent as if said documents were attached hereto.

The location of the City's traffic signals, including future signals, is as follows:

1. 4th Street. and "A" Street
2. 4th Street and "C" Street
3. 4th Street and "D" Street
4. 4th Street and "G" Street
5. 4th Street and Navajo Road

6. 4th Street and Perris Boulevard
7. 4th Street and Redlands Avenue
8. 4th Street and Wilkerson Avenue
9. "A" Street and Highland Vista Way
10. Bonnie Drive and I-215 Southbound

11. Case Road and "G" Street
12. Case Road and Ellis Avenue
13. Case Road and Mapes Road/Bonnie Drive
14. Case Road and Murrieta Road
15. Case Road and Perris Crossing
16. Ellis Avenue and Redlands Avenue

17. Ethanac and Case Roads
18. Ethanac and I-215 – southbound
19. Ethanac and Murrieta Roads
20. Ethanac and Trumble Roads

21. Evans Road and Anira Court
22. Evans Road and Belserra Gate
23. Evans Road and Citrus Avenue
24. Evans Road & Kestral Gate
25. Evans Road and Orange Avenue

26. Evans Road and Sparrow Way
27. Goetz Road and Cai Court
28. Goetz Road and Case Road
29. Goetz Road and Ellis Avenue (future)
30. Goetz and Ethanac Roads

31. Goetz Road and Fieldstone Drive
32. Goetz Road and Mapes Road
33. Goetz Road and Monument Parkway
34. Green Valley Parkway and Ethanac Road (future)
35. Harley Knox Boulevard and Indian Avenue

36. Harley Knox Boulevard and Patterson Avenue
37. Harley Knox Boulevard and Redlands Avenue
38. Harley Knox Boulevard and Western Way
39. Indian Avenue and Gibraltar Avenue
40. Indian Avenue and Markham Street

41. Indian Avenue and Morgan Street
42. Indian Avenue and Rider Street
43. Mapes Road and Bonnie Drive
44. Mapes and Trumble Roads (future)
45. May Ranch Parkway and Evans Road

46. Morgan Street and Redlands Avenue (future)
47. Morgan Street and Webster Avenue
48. Murrieta Road and Green Valley Parkway (future)
49. Nuevo and Dunlap Roads
50. Nuevo Road and El Nido Avenue (future)

51. Nuevo and Evans Roads
52. Nuevo and Murrieta Roads
53. Nuevo Road and Old Nuevo Road and Perris Plaza
54. Nuevo Road and Redlands Avenue
55. Nuevo Road and Towne Centre and Perris Plaza

56. Nuevo Road and Ruby Drive

57. Nuevo Road and Wilson Avenue
58. Orange Avenue and Medical Center Drive (future)
59. Perris Boulevard and 11th Street/ Case Road
60. Perris Boulevard and Citrus Avenue

61. Perris Boulevard and Crossroads Court and Perris Plaza
62. Perris Boulevard and Dawes Street
63. Perris Boulevard and Gallant Fox
64. Perris Boulevard and Harley Knox Boulevard
65. Perris Boulevard and Jarvis Street

66. Perris Boulevard and Markham Street
67. Perris Boulevard and Mildred Street
68. Perris Boulevard and Morgan Street
69. Perris Boulevard and Nuevo Road
70. Perris Boulevard and Orange Avenue

71. Perris Boulevard and Orangetree Drive
72. Perris Boulevard and Perry Street
73. Perris Boulevard and Placentia Avenue
74. Perris Boulevard and Ramona Expressway
75. Perris Boulevard and Rider Street

76. Perris Boulevard and San Jacinto Avenue
77. Perris Boulevard and Sinclair Street
78. Perris Boulevard and Spectrum
79. Perris Boulevard and Walnut Avenue (future)
80. Placentia Avenue and Indian Avenue

81. Placentia Avenue and E. Frontage Road
82. Ramona Expressway and Bradley Road
83. Ramona Expressway and Evans Road
84. Ramona Expressway and Fair Way and Avalon Parkway
85. Ramona Expressway and Indian Avenue

86. Ramona Expressway and Lake Perris Drive
87. Ramona Expressway and Ramona Crossing
88. Ramona Expressway and Redlands Avenue
89. Ramona Expressway and Rider Street
90. Ramona Expressway and Webster Avenue

91. Redlands Avenue and Citrus Avenue (future)
92. Redlands Avenue and Dale Street
93. Redlands Avenue and Jarvis Street (future)
94. Redlands Avenue and Markham Street
95. Redlands and Orange Avenues

96. Redlands Avenue and Rider III Driveway (future)

97. Redlands and San Jacinto Avenues
98. Rider Street and Avalon Parkway (future)
99. Rider Street and Bradley Road
100. Rider Street and Evans Road

101. Rider Street and Redlands Avenue
102. Rider Street and Sherman Road
103. San Jacinto Avenue and "D" Street
104. San Jacinto Avenue and Diana Street
105. Webster Avenue and Markham Street

106. Webster Avenue and Nance Street
107. West Perry Street and Indian Avenue (future)
108. Wilson Avenue and Orange Avenue
109. Wilson Avenue and Rider Street

III. ESTIMATED COSTS OF IMPROVEMENTS

The District provides funding for the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the installed street lights and traffic signals. On May 8, 2018 the City Council authorized the approval of several Agreements related to the City's street lights. The first included the "Equipment Lease/Purchase Agreement with Banc of America Leasing and Capital, LLC intended to provide financing for the purchase and LED retrofit of certain SCE owned LS-1 street lights . The Council also authorized the approval of the "Implementation Agreement Between the Western Riverside Council of Governments (WRCOG) and City of Perris to Implement The Maintenance and Repair Program for Street Lights." In 2019 the City of Perris completed the purchase of 4,431 street lights from SCE, while SCE maintained ownership of approximately 602 non-sellable poles. Under these purchase and lease agreements, certain services and materials will be required, including furnishing of electric current, processing of Edison contracts and payments, processing of Banc of America contracts and principal and interest payments, processing of WRCOG contracts and payments, processing of traffic signal maintenance contracts and payments, and the maintenance of certain streetlights shown on atlas maps. The tax roll reserve is an advance for a portion of the estimated costs of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. Incidental costs include City administration, engineering and County Collection expenses.

The estimated costs of maintenance and servicing the District improvements are shown on Exhibit A, Costs of Improvements.

It is noted that on or about May 1, 2020, the City of Perris began retrofitting the LS-1 street lights purchased from SCE. The energy cost savings from the conversion of the streetlights may partially offset the costs of this transition from SCE to City ownership.

IV. METHOD OF APPORTIONMENT

A. SPECIAL BENEFIT ANALYSIS

The City of Perris has determined that street lights and traffic signals are an integral part of the quality of life within the City. Through the adoption of policies, resolutions, ordinances and codes, development within the City is subject to the completion of certain standards and conditions of approval.

Maintenance District No. 84-1 was formed by the City of Perris to assure funding in perpetuity for the continued maintenance and servicing of street lights and traffic signals constructed in conjunction with new development. Parcels within the District could not have been approved for development without a funding mechanism that provides for the maintenance of these facilities.

Development within the City is subject to standards established for the spacing, location and type of street light. Traffic studies are completed in order to establish the impact of the development and the resultant need for traffic control, including the upgrade or installation of traffic signals. With illuminated streets and the controlled orderly circulation of traffic, these facilities convey a benefit to the development.

The operation and maintenance of these facilities are for the express, special benefit of the parcels within the District. In addition to obtaining the City's approval to develop, the construction and proper maintenance of these facilities enhance ingress and egress to the property, visibility, efficient and safe traffic movement, property protection, and personal safety.

B. GENERAL BENEFIT ANALYSIS

In addition to the special benefit received by the parcels within the District, there are incidental general benefits conferred by the improvements. The cost of the general benefit is to be contributed by the City and not assessed to the parcels in the District.

This cost for street lights is equal to the unit cost difference between a Standard Lumen LED light and a High-Output LED light. A Standard Lumen LED light is the standard required on a local street. High-Output LED streetlights provide further illumination in order to service a capacity greater than the local traffic.

The cost of the general benefit provided by the traffic signals is equal to the proportionate share of the total average daily trips (ADTs) that do not originate or depart from the areas within the District. For the purposes of this report, the general benefit share of the total ADTs will be referred to as "pass-through" ADTs.

For example, if the total ADTs for a given street equals 100 and the pass-through ADTs equal 20, then the general benefit cost for the traffic signal(s) on that given street would be 20% of the total yearly cost.

An additional City contribution is to be made for the general benefit's share of the system management expenses. The general benefit's share of the system management expenses is equal to the general benefit's share of the total energy and maintenance costs.

C. ASSESSMENT METHODOLOGY

The method of assessment is based on units, with a residential dwelling or condominium equal to one benefit unit. The relationship between residential lots and apartments and

commercial/manufacturing has been established at 4.2 residential lots to one acre based on the general density of the City as a whole. Pending the recordation of final maps, the benefit is assessed according to the residential lots or nonresidential acreage within the proposed development.

| Land Use | Equivalent Benefit Units |
|-----------------|--------------------------|
| Residential | 1 EBU per Unit |
| Non-Residential | 4.2 EBUs per Acre |

At the time of street light construction, and as a condition of approval, a payment is made to the City by the developer for the energy and maintenance costs incurred during the initial 18-month period. No parcel or portion thereof is assessed prior to the completion of the initial 18-month period.

Each year, a review is made of newly constructed streets lights to document the energize date. Based on the energize date, parcels are assessed according to the completion of the initial 18-month period.

For example, for this year's levy, no parcel is assessed if the area's street light(s) was energized after October 1, 2022. The following lists the parameters for the completion of the initial 18-month period for the levy of Fiscal Year 2023/24 assessments:

| Street Light Energize Date | Percent of EBU Assessed |
|---|-------------------------|
| Prior to January 1, 2022 | 100% |
| Between January 1, 2022 and March 31, 2022 | 75% |
| Between April 1, 2022 and June 30, 2022 | 50% |
| Between July 1, 2022 and September 30, 2022 | 25% |
| After October 1, 2022 | 0% |

D. ASSESSMENT RATE

The dollar per assessment unit value for Fiscal Year 2023/24 is calculated as follows:

$$\frac{\text{Balance to Assessment}}{\text{Total Units}} = \frac{\$973,331.75}{20,586.54} = \$47.28$$

For the specific assessment on each parcel, reference is made to Exhibit C, Fiscal Year 2023/24 Assessment Roll, included herein.

V. ASSESSMENT ROLL

The Assessment Roll stating the net amount to be assessed upon assessable lands within the District for fiscal year 2023/24 is shown in Exhibit C. The information included therein was obtained from the Fiscal Year 2022/23 Secured Roll from the County of Riverside, Office of the Assessor.

Upon approval of the Engineer's Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll in Fiscal Year 2023/24. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

VI. DIAGRAM OF DISTRICT

Each lot or parcel within the District is identified by the Riverside County Assessor's parcel number. Reference is made to the Riverside County Assessor's maps for descriptions of the lines and dimensions of each lot or parcel within the District.

The FY 2023/24 Diagram is incorporated herein as Exhibit B.

EXHIBIT A – COST OF IMPROVEMENTS

FISCAL YEAR 2023/24 COST ESTIMATE CITY OF PERRIS MAINTENANCE DISTRICT NO. 84-1

| Item | Estimated Cost |
|---|-----------------------|
| 2023/24 Street Light Costs (see Part I) | \$297,321.24 |
| 2023/24 Traffic Signal Costs (see Part II) | |
| Traffic Signal Energy Costs | \$121,842.95 |
| Traffic Signal Maintenance Costs | 155,972.36 |
| Capital Improvement/Repair Fund | 504,000.00 |
| Total Traffic Signal Costs | \$781,815.31 |
| Tax Roll Reserve | \$470,305.16 |
| Systems Management | |
| Administration & Operations | \$128,873.00 |
| Office of the City Clerk | 1,300.00 |
| Assessment Engineering | 18,500.00 |
| County Charges | 6,700.00 |
| Total Systems Management | \$155,373.00 |
| Subtotal | \$1,704,814.71 |
| 2022/23 Tax Roll Reserve | \$447,837.38 |
| 2023/24 Streetlight Retrofit Fund | \$0.00 |
| 2023/24 Estimated Surplus/Deficit | (\$58,874.62) |
| General Contribution | |
| 2023/24 Street Light Costs (see Part I) | (\$299.04) |
| 2023/24 Traffic Signal Costs (see Part II) | (194,518.66) |
| 2023/24 Systems Management | (29,953.26) |
| Less Total General Contribution | (\$224,770.96) |
| Balance to Assess ¹ | \$973,331.75 |

¹ Total may not foot with Assessment Roll as shown in exhibit C due to even penny rounding required by Riverside County.

I. FISCAL YEAR 2023/24 STREET LIGHTING COSTS

**MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS**

City Owned

| Street Lights | Number of Lights | Number of Months | Total Cost per Month | Total Annual Cost | General Cost per Month | Total General Cost |
|---------------|------------------|------------------|----------------------|---------------------|------------------------|--------------------|
| 9,500 Lumen | 25 | 12 | \$6.80 | \$2,040.00 | \$0.00 | \$0.00 |
| 9,500 Lumen | 0 | 9 | 6.80 | 0.00 | 0.00 | 0.00 |
| 9,500 Lumen | 0 | 6 | 6.80 | 0.00 | 0.00 | 0.00 |
| 9,500 Lumen | 0 | 3 | 6.80 | 0.00 | 0.00 | 0.00 |
| 22,000 Lumen | 3 | 12 | 11.48 | 413.28 | 4.68 | 168.48 |
| 22,000 Lumen | 0 | 9 | 11.48 | 0.00 | 4.68 | 0.00 |
| 22,000 Lumen | 0 | 6 | 11.48 | 0.00 | 4.68 | 0.00 |
| 22,000 Lumen | 0 | 3 | 11.48 | 0.00 | 4.68 | 0.00 |
| LED 90 Watt | 4,286 | 12 | 4.38 | 225,272.16 | 0.00 | 0.00 |
| Totals | 4,314 | | | \$227,725.44 | | \$168.48 |

Southern California Edison Owned

| Street Lights | Number of Lights | Number of Months | Total Cost per Month | Total Annual Cost | General Cost per Month | Total General Cost |
|---------------|------------------|------------------|----------------------|--------------------|------------------------|--------------------|
| 5,800 Lumen | 1 | 12 | \$12.45 | \$149.40 | \$0.00 | \$0.00 |
| 9,500 Lumen | 6 | 12 | 13.64 | 982.08 | 0.00 | 0.00 |
| 9,500 Lumen | 0 | 9 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9,500 Lumen | 0 | 6 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9,500 Lumen | 0 | 3 | 0.00 | 0.00 | 0.00 | 0.00 |
| 22,000 Lumen | 2 | 12 | 19.08 | 457.92 | 5.44 | 130.56 |
| 22,000 Lumen | 0 | 9 | 0.00 | 0.00 | 5.44 | 0.00 |
| 22,000 Lumen | 0 | 6 | 0.00 | 0.00 | 5.44 | 0.00 |
| 22,000 Lumen | 0 | 3 | 0.00 | 0.00 | 5.44 | 0.00 |
| LED 90 Watt | 440 | 12 | 12.88 | 68,006.40 | 0.00 | 0.00 |
| Totals | 449 | | | \$69,595.80 | | \$130.56 |



**II. FISCAL YEAR 2023/24 TRAFFIC SIGNAL COSTS
MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS**

| Traffic Signal Location | Estimated FY 2023/24 Costs | | | | FY 2023/24 Cost Distribution | | |
|-----------------------------------|----------------------------|-------------|------------|-------------|------------------------------|-------------|-------------|
| | Energy | Maintenance | Repair | Total | MD 84-1 | City | Total |
| 4th St. & D St. | \$1,333.89 | \$2,100.00 | \$7,200.00 | \$10,633.89 | \$531.69 | \$10,102.20 | \$10,633.89 |
| 4th St. & G Street | 2,099.51 | 2,100.00 | 7,200.00 | 11,399.51 | 569.98 | 10,829.53 | 11,399.51 |
| 4th St. & Perris Boulevard | 5,756.22 | 2,100.00 | 7,200.00 | 15,056.22 | 752.81 | 14,303.41 | 15,056.22 |
| 4th St. & Wilkerson Avenue | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 1,049.89 | 9,449.05 | 10,498.94 |
| Case Road and Perris Crossing | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Ethanac & Case Rds. | 2,149.97 | 2,100.00 | 7,200.00 | 11,449.97 | 4,007.49 | 7,442.48 | 11,449.97 |
| * Ethanac Rd. & I-215, southbound | 0.00 | 1,560.10 | 0.00 | 1,560.10 | 312.02 | 1,248.08 | 1,560.09 |
| Ethanac Rd. & Murrieta Rd. | 1,867.77 | 2,100.00 | 7,200.00 | 11,167.77 | 11,167.77 | 0.00 | 11,167.77 |
| Ethanac Rd. & Trumble Rds. | 1,740.83 | 2,100.00 | 7,200.00 | 11,040.83 | 8,832.66 | 2,208.17 | 11,040.83 |
| Evans Rd. & Anira Court | 2,013.28 | 2,100.00 | 7,200.00 | 11,313.28 | 11,313.28 | 0.00 | 11,313.28 |
| Evans Rd. & Belserra Gate | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Evans Rd. & Citrus Avenue | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 9,973.99 | 524.95 | 10,498.94 |
| Evans Rd. & Kestral Gate | 2,106.95 | 2,100.00 | 7,200.00 | 11,406.95 | 11,406.95 | 0.00 | 11,406.95 |
| Evans Rd. & Orange Avenue | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 6,299.36 | 4,199.58 | 10,498.94 |
| Evans Rd. & Sparrow Way | 1,811.85 | 2,100.00 | 7,200.00 | 11,111.85 | 11,111.85 | 0.00 | 11,111.85 |
| Goetz Rd. & Cai Court | 2,411.82 | 2,100.00 | 7,200.00 | 11,711.82 | 10,894.33 | 817.49 | 11,711.82 |
| Goetz Rd. & Case Road | 1,241.73 | 2,100.00 | 7,200.00 | 10,541.74 | 2,635.43 | 7,906.30 | 10,541.73 |
| ** Goetz Rd. & Ethanac Rd. | 0.00 | 4,053.96 | 0.00 | 4,053.96 | 2,837.77 | 1,216.19 | 4,053.96 |
| Goetz Rd. & Fieldstone Dr. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |

* Maintained and operated by CALTRANS



| Traffic Signal Location | Estimated FY 2023/24 Costs | | | | FY 2023/24 Cost Distribution | | |
|--|----------------------------|-------------|----------|-----------|------------------------------|----------|-----------|
| | Energy | Maintenance | Repair | Total | MD 84-1 | City | Total |
| Harley Knox Blvd. & Indian Ave. | 1,922.36 | 2,100.00 | 7,200.00 | 11,222.36 | 11,222.36 | 0.00 | 11,222.36 |
| Harley Knox Blvd. & Patterson Ave. | 922.62 | 2,100.00 | 7,200.00 | 10,222.62 | 10,222.62 | 0.00 | 10,222.62 |
| Harley Knox Blvd. & Redlands Ave. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Harley Knox Blvd & Western Way | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Indian Ave. & Gibraltar Ave. | 1,551.13 | 2,100.00 | 7,200.00 | 10,851.13 | 10,851.13 | 0.00 | 10,851.13 |
| Indian Ave. & Markham St. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Indian Ave. & Morgan St. | 1,691.32 | 2,100.00 | 7,200.00 | 10,991.32 | 6,594.79 | 4,396.53 | 10,991.32 |
| Indian Ave. & Rider St. | 1,879.86 | 2,100.00 | 7,200.00 | 11,179.86 | 11,179.86 | 0.00 | 11,179.86 |
| May Ranch Pkwy. & Evans Rd. | 1,622.07 | 2,100.00 | 7,200.00 | 10,922.07 | 10,922.07 | 0.00 | 10,922.07 |
| Morgan Ave. & Webster Ave. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 5,249.47 | 5,249.47 | 10,498.94 |
| ** Nuevo Rd. & Dunlap Rd. | 0.00 | 2,659.46 | 0.00 | 2,659.46 | 2,659.46 | 0.00 | 2,659.46 |
| Nuevo Rd. & Evans Rd. | 2,249.71 | 2,100.00 | 7,200.00 | 11,549.71 | 10,972.22 | 577.49 | 11,549.71 |
| Nuevo Rd. & Murrieta Rd. | 2,152.14 | 2,100.00 | 7,200.00 | 11,452.14 | 1,717.82 | 9,734.32 | 11,452.14 |
| Nuevo Rd. & Old Nuevo Rd. | 1,462.25 | 2,100.00 | 7,200.00 | 10,762.25 | 10,762.25 | 0.00 | 10,762.25 |
| Nuevo Rd. & Redlands Ave. | 1,645.29 | 2,100.00 | 7,200.00 | 10,945.29 | 8,804.39 | 2,140.90 | 10,945.29 |
| Nuevo Rd. & Towne Center | 1,889.66 | 2,100.00 | 7,200.00 | 11,189.66 | 10,119.93 | 1,069.73 | 11,189.66 |
| Nuevo Rd. & Wilson Ave. | 1,498.50 | 2,100.00 | 7,200.00 | 10,798.50 | 4,319.40 | 6,479.10 | 10,798.50 |
| Perris Blvd. & 11th Street/Case Rd. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 524.95 | 9,973.99 | 10,498.94 |
| Perris Blvd. & Citrus Ave. | 2,044.86 | 2,100.00 | 7,200.00 | 11,344.86 | 11,344.86 | 0.00 | 11,344.86 |
| Perris Blvd. & Crossroad Ctr./Perris Plaza | 1,755.26 | 2,100.00 | 7,200.00 | 11,055.26 | 11,055.26 | 0.00 | 11,055.26 |

** Maintained and operated by the County of Riverside



| Traffic Signal Location | Estimated FY 2023/24 Costs | | | | FY 2023/24 Cost Distribution | | |
|---------------------------------------|----------------------------|-------------|----------|-----------|------------------------------|----------|-----------|
| | Energy | Maintenance | Repair | Total | MD 84-1 | City | Total |
| Perris Blvd. & Dawes Street | 2,274.53 | 2,100.00 | 7,200.00 | 11,574.53 | 11,574.53 | 0.00 | 11,574.53 |
| Perris Blvd. & Gallant Fox | 2,404.41 | 2,100.00 | 7,200.00 | 11,704.41 | 10,766.89 | 937.52 | 11,704.41 |
| Perris Blvd. & Harley Knox Blvd. | 2,478.93 | 2,100.00 | 7,200.00 | 11,778.93 | 10,012.09 | 1,766.84 | 11,778.93 |
| Perris Blvd. & Jarvis St. | 1,732.73 | 2,100.00 | 7,200.00 | 11,032.73 | 11,032.73 | 0.00 | 11,032.73 |
| Perris Blvd. & Markham St. | 2,368.33 | 2,100.00 | 7,200.00 | 11,668.33 | 11,668.33 | 0.00 | 11,668.33 |
| Perris Blvd. & Mildred St. | 2,240.90 | 2,100.00 | 7,200.00 | 11,540.90 | 11,540.90 | 0.00 | 11,540.90 |
| Perris Blvd. & Morgan St. | 1,927.08 | 2,100.00 | 7,200.00 | 11,227.08 | 11,227.08 | 0.00 | 11,227.08 |
| Perris Blvd. & Nuevo Road | 2,000.60 | 2,100.00 | 7,200.00 | 11,300.60 | 2,825.15 | 8,475.45 | 11,300.60 |
| Perris Blvd. & Orange Ave. | 1,352.86 | 2,100.00 | 7,200.00 | 10,652.86 | 10,652.86 | 0.00 | 10,652.86 |
| Perris Blvd. & Orangetree Dr. | 2,107.82 | 2,100.00 | 7,200.00 | 11,407.82 | 11,407.82 | 0.00 | 11,407.82 |
| Perris Blvd. & Perry St. | 2,328.16 | 2,100.00 | 7,200.00 | 11,628.16 | 11,628.16 | 0.00 | 11,628.16 |
| Perris Blvd. & Placentia Ave. | 2,017.27 | 2,100.00 | 7,200.00 | 11,317.27 | 4,526.91 | 6,790.36 | 11,317.27 |
| Perris Blvd. & Ramona Expwy. | 2,156.16 | 2,100.00 | 7,200.00 | 11,456.16 | 3,819.48 | 7,636.68 | 11,456.16 |
| Perris Blvd. & Rider St. | 1,299.70 | 2,100.00 | 7,200.00 | 10,599.70 | 10,599.70 | 0.00 | 10,599.70 |
| Perris Blvd. & Sinclair St. | 1,616.45 | 2,100.00 | 7,200.00 | 10,916.45 | 10,916.45 | 0.00 | 10,916.45 |
| Perris Blvd. & Spectrum | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 9,657.97 | 840.97 | 10,498.94 |
| Ramona Expwy. & Bradley Rd. | 1,473.14 | 2,100.00 | 7,200.00 | 10,773.14 | 10,773.14 | 0.00 | 10,773.14 |
| Ramona Expwy. & Evans Rd. | 1,004.08 | 2,100.00 | 7,200.00 | 10,304.08 | 2,404.97 | 7,899.11 | 10,304.08 |
| Ramona Expwy. & Fair Wy./Avalon Pkwy. | 1,403.54 | 2,100.00 | 7,200.00 | 10,703.54 | 8,562.83 | 2,140.71 | 10,703.54 |
| Ramona Expwy. & Indian Ave. | 1,733.64 | 2,100.00 | 7,200.00 | 11,033.64 | 11,033.64 | 0.00 | 11,033.64 |



| Traffic Signal Location | Estimated FY 2023/24 Costs | | | | FY 2023/24 Cost Distribution | | |
|---------------------------------|----------------------------|---------------------|---------------------|---------------------|------------------------------|---------------------|---------------------|
| | Energy | Maintenance | Repair | Total | MD 84-1 | City | Total |
| Ramona Expwy. & Redlands Ave. | 1,484.45 | 2,100.00 | 7,200.00 | 10,784.45 | 9,706.01 | 1,078.45 | 10,784.46 |
| Ramona Expwy. & Rider St. | 1,755.33 | 2,100.00 | 7,200.00 | 11,055.33 | 11,055.33 | 0.00 | 11,055.33 |
| Redlands Ave. & Dale St. | 1,790.32 | 2,100.00 | 7,200.00 | 11,090.32 | 11,090.32 | 0.00 | 11,090.32 |
| Redlands Ave. & Markham St. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 3,674.63 | 6,824.31 | 10,498.94 |
| Redlands & Orange Ave. | 1,625.74 | 2,100.00 | 7,200.00 | 10,925.74 | 2,185.15 | 8,740.59 | 10,925.74 |
| Redlands & San Jacinto Aves. | 3,096.47 | 2,100.00 | 7,200.00 | 12,396.47 | 6,818.06 | 5,578.41 | 12,396.47 |
| Rider St. & Bradley Rd. | 1,665.23 | 2,100.00 | 7,200.00 | 10,965.23 | 10,965.23 | 0.00 | 10,965.23 |
| Rider St. & Evans Rd. | 356.43 | 2,100.00 | 7,200.00 | 9,656.43 | 9,656.43 | 0.00 | 9,656.43 |
| Rider St. & Redlands Ave. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 10,498.94 | 0.00 | 10,498.94 |
| Rider St. & Sherman Rd. | 1,682.10 | 2,100.00 | 7,200.00 | 10,982.10 | 10,982.10 | 0.00 | 10,982.10 |
| San Jacinto Ave. & Diana St. | 1,445.76 | 2,100.00 | 7,200.00 | 10,745.76 | 2,149.15 | 8,596.61 | 10,745.76 |
| Webster Ave. & Nance St. | 3,016.90 | 2,100.00 | 7,200.00 | 12,316.90 | 8,621.83 | 3,695.07 | 12,316.90 |
| Webster Ave. & Markham St. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 4,199.58 | 6,299.36 | 10,498.94 |
| Wilson Ave. & Rider St. | 1,198.94 | 2,100.00 | 7,200.00 | 10,498.94 | 3,149.68 | 7,349.26 | 10,498.94 |
| 74 Traffic Signals Total | \$121,842.95 | \$155,972.36 | \$504,000.00 | \$781,815.32 | \$587,296.66 | \$194,518.66 | \$781,815.31 |

EXHIBIT B – FISCAL YEAR 2023/24 DIAGRAM

**MAINTENANCE DISTRICT NO. 84-1 VICINITY PARCEL MAP
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024**

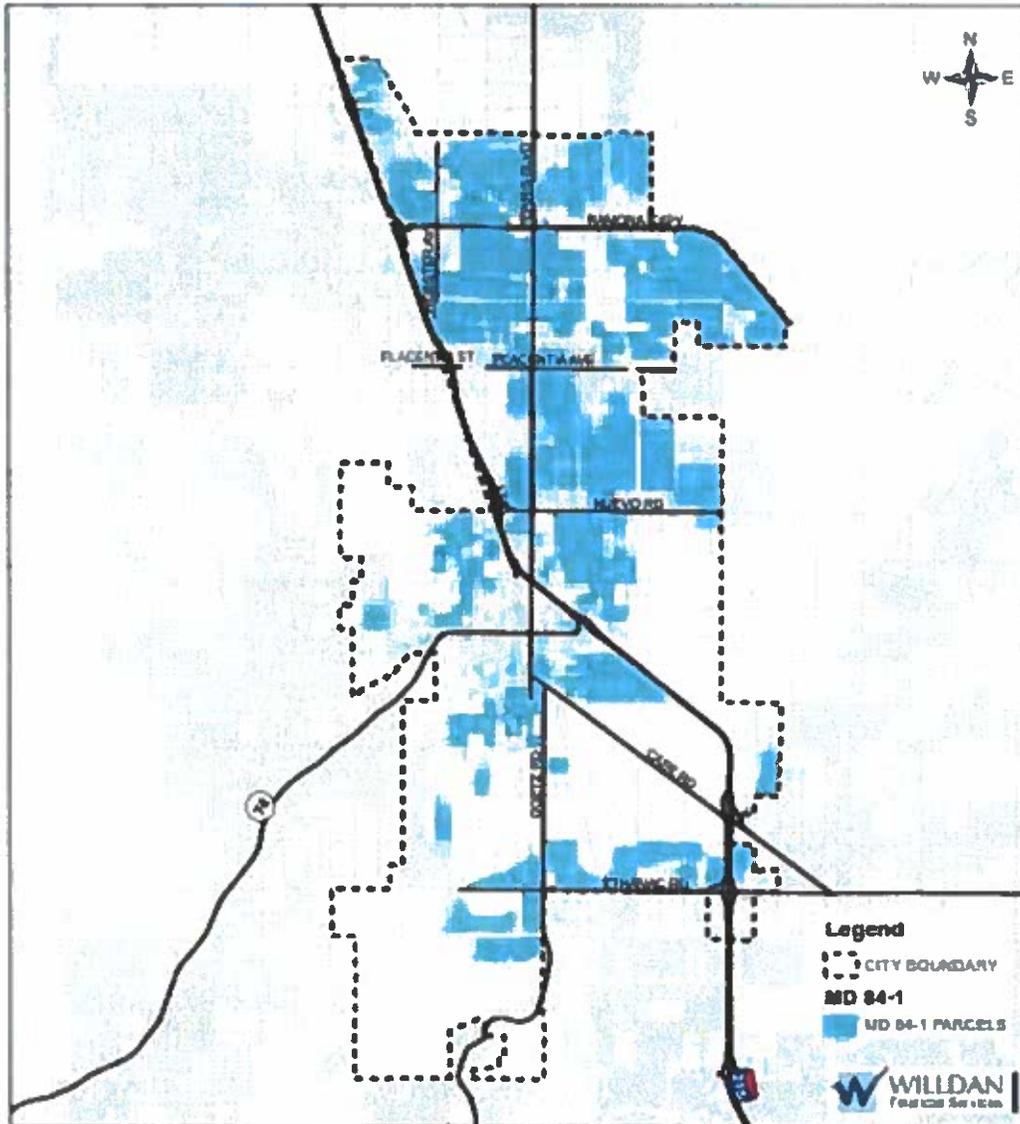
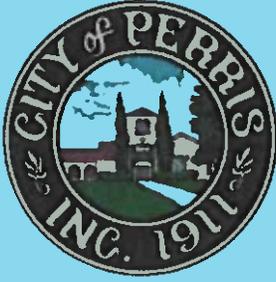


EXHIBIT C – FISCAL YEAR 2023/24 ASSESSMENT ROLL

The Fiscal Year 2023/24 Assessment Roll is on file with the City Clerk's office



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Annual Engineer's Report for Landscape Maintenance District No. 1 (FY 2023-2024)

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 25, 2023

CONTACT: John Pourkazemi, Interim City Engineer

BACKGROUND/DISCUSSION: LMD1 includes residential tracts and commercial developments throughout the City as located on the Vicinity Map found as Attachment 1.

On March 14, 2023, 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 and twenty-three (123) benefit zones (BZ) and twelve sub-zones for parks will be assessed for Fiscal Year 2023-2024. The projected FY 2023-2024 assessments total \$3,930,335.11.

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney _____

Assistant City Manager WB

Deputy City Manager _____

Attachments:

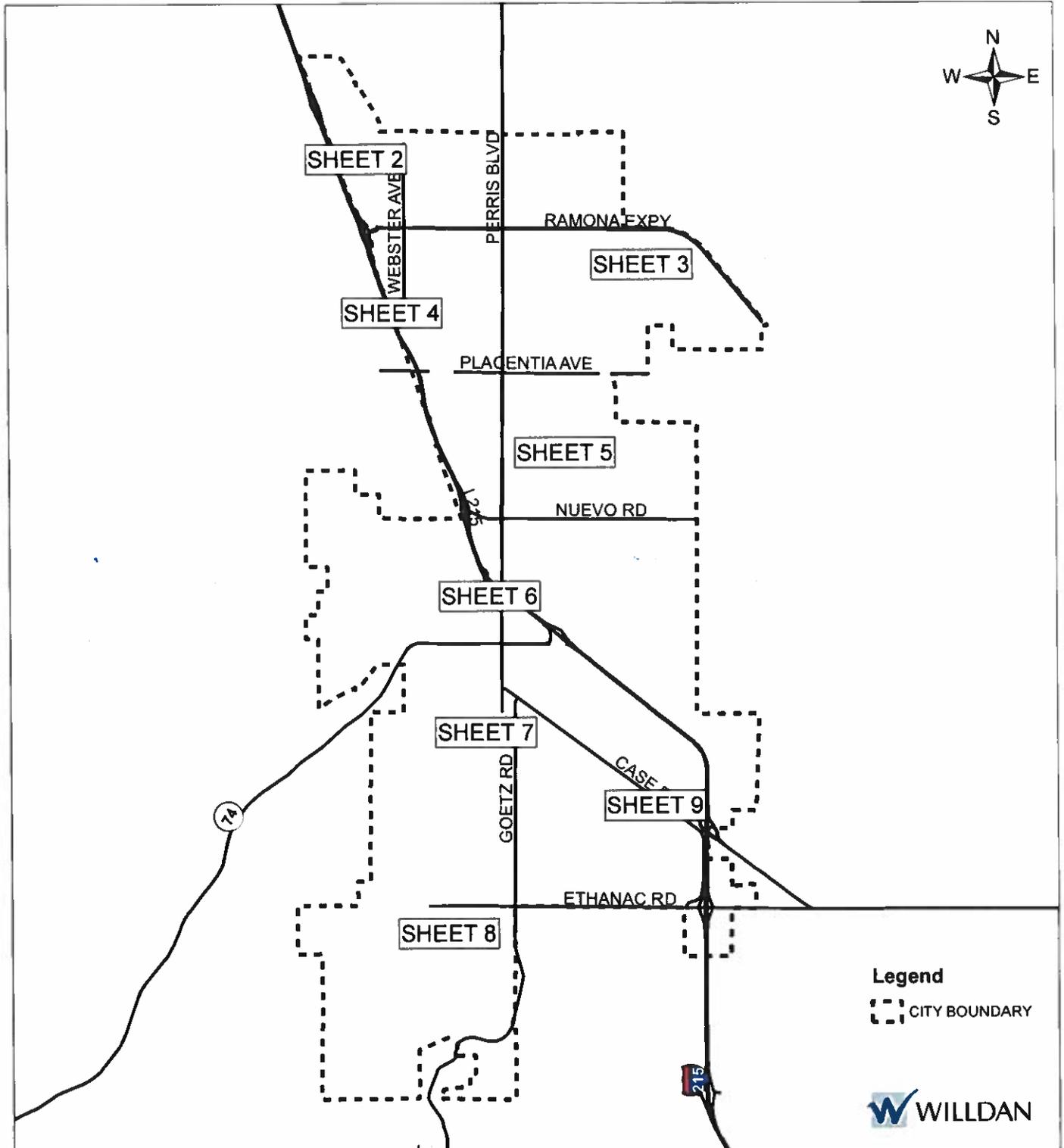
1. Vicinity Map
2. Resolution Preliminarily Approving the Engineer's Report
3. Resolution of Intention to Levy and Collect Annual Assessments Under LMD1 and setting a public hearing date of July 25, 2023
4. Engineer's Report

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

Attachment No. 1

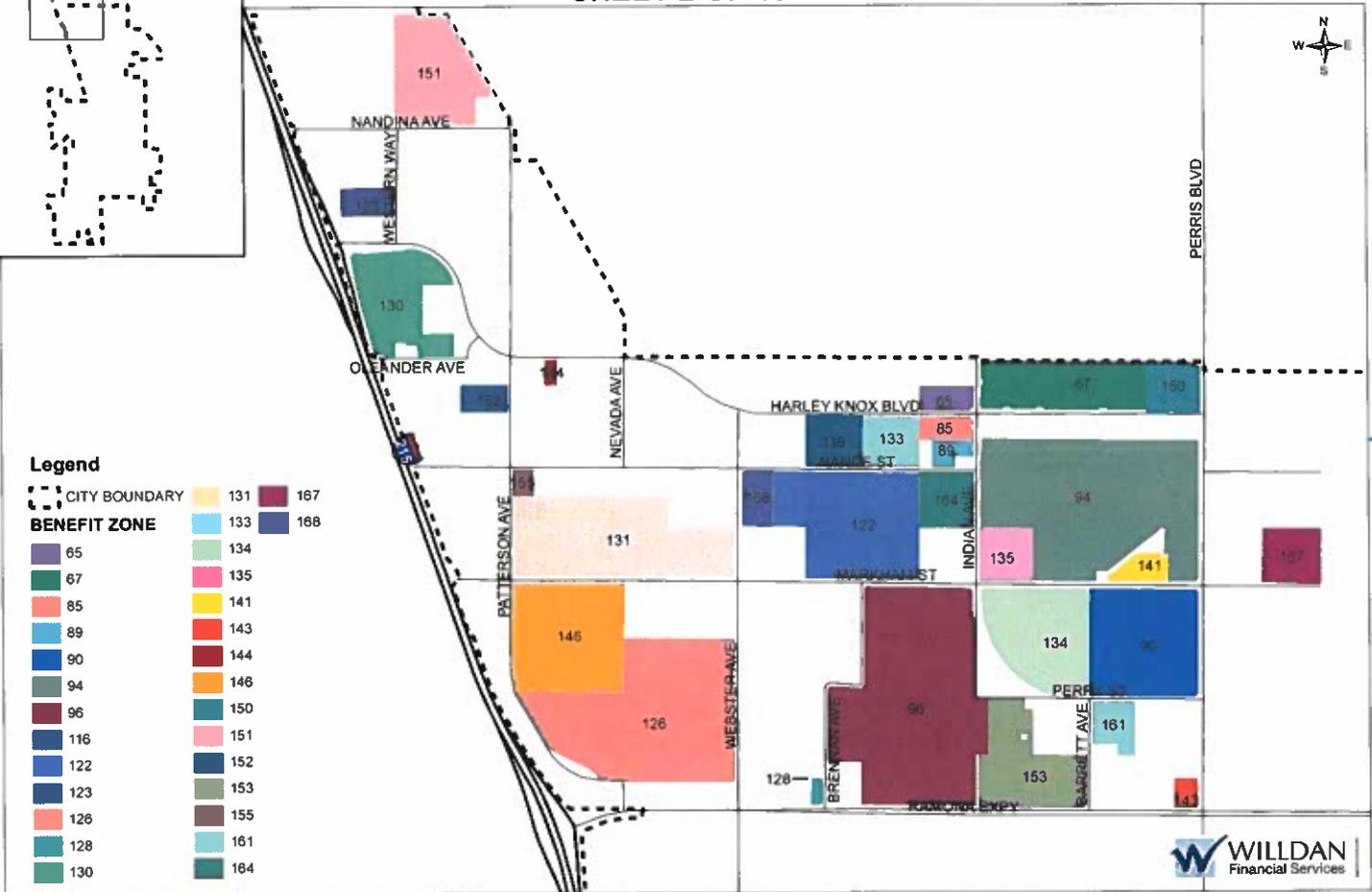
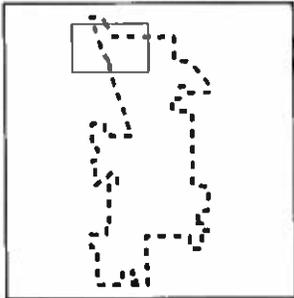
Vicinity Map

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 1 OF 10**



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 2 OF 10**

VICINITY MAP

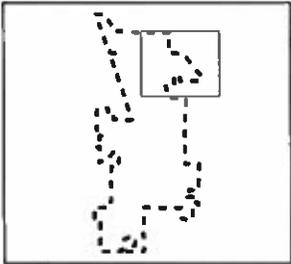


Legend

| | | |
|---------------------|-----|-----|
| CITY BOUNDARY | 131 | 167 |
| BENEFIT ZONE | 133 | 168 |
| 65 | 134 | |
| 67 | 135 | |
| 85 | 141 | |
| 89 | 143 | |
| 90 | 144 | |
| 94 | 146 | |
| 96 | 150 | |
| 116 | 151 | |
| 122 | 152 | |
| 123 | 153 | |
| 126 | 155 | |
| 128 | 161 | |
| 130 | 164 | |

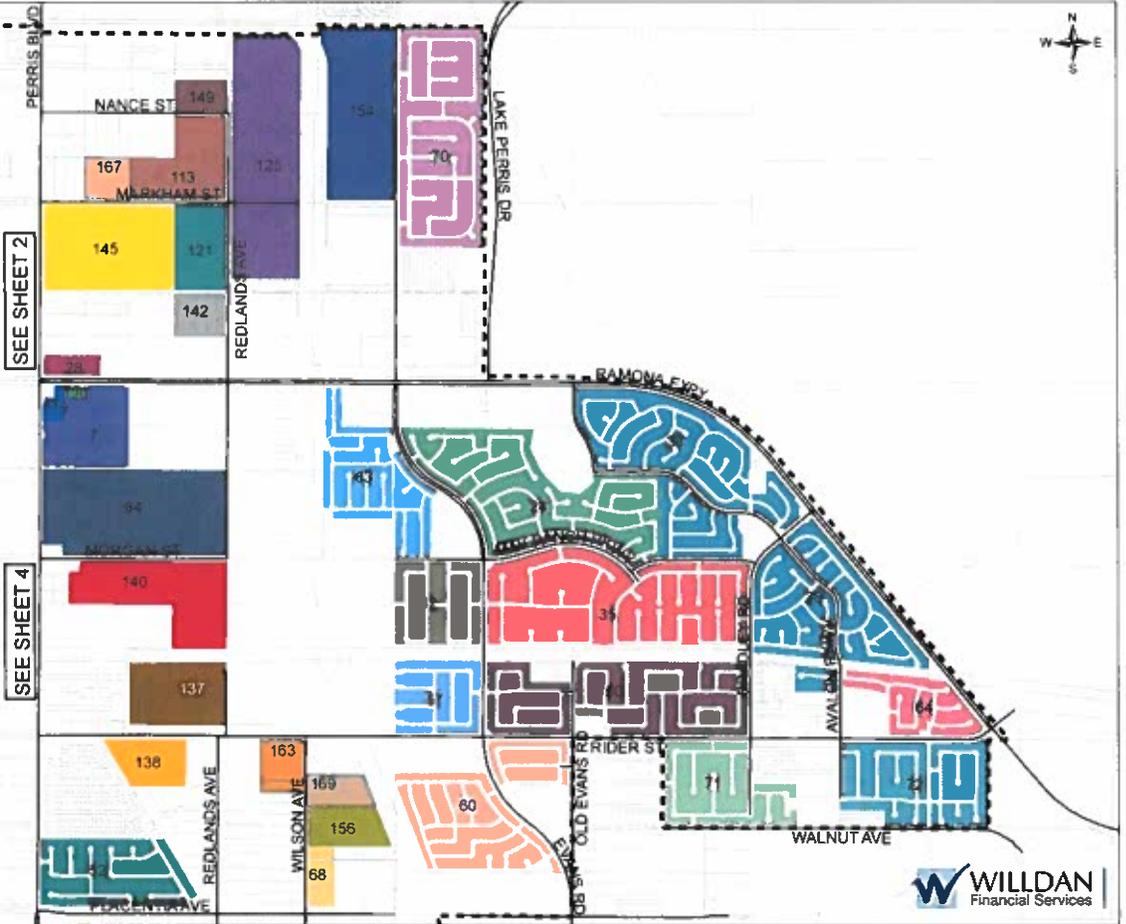
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 3 OF 10**

VICINITY MAP



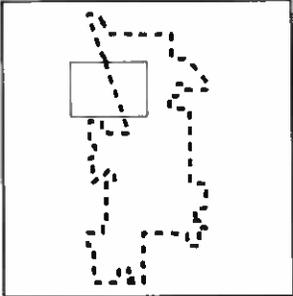
Legend

| | | |
|---------------------|-----|-----|
| CITY BOUNDARY | 71 | 167 |
| BENEFIT ZONE | 72 | 169 |
| 7 | 84 | |
| 24 | 113 | |
| 28 | 119 | |
| 35 | 120 | |
| 38 | 121 | |
| 42 | 125 | |
| 45 | 137 | |
| 50 | 138 | |
| 52 | 140 | |
| 57 | 142 | |
| 60 | 145 | |
| 63 | 149 | |
| 64 | 154 | |
| 68 | 156 | |
| 70 | 163 | |



**DIAGRAM OF
 LANDSCAPE MAINTENANCE DISTRICT NO. 1
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2023/2024
 SHEET 4 OF 10**

VICINITY MAP



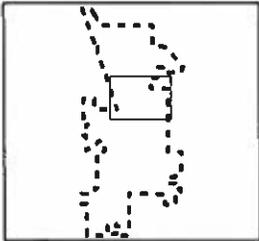
Legend

- CITY BOUNDARY
- 6
- 30
- 31
- 34
- 61
- 82
- 82
- 87
- 99
- 107
- 108
- 129
- 160
- 165



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 5 OF 10**

VICINITY MAP



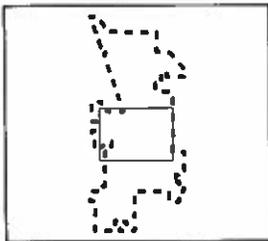
Legend

- CITY BOUNDARY
- BENEFIT ZONE**
- 1A
- 2
- 5
- 9
- 11
- 12
- 15
- 18
- 21
- 23
- 27
- 37
- 40
- 43
- 48
- 49
- 59
- 66
- 73
- 74
- 76
- 97
- 103
- 104
- 114
- 115
- 117
- 148
- 157

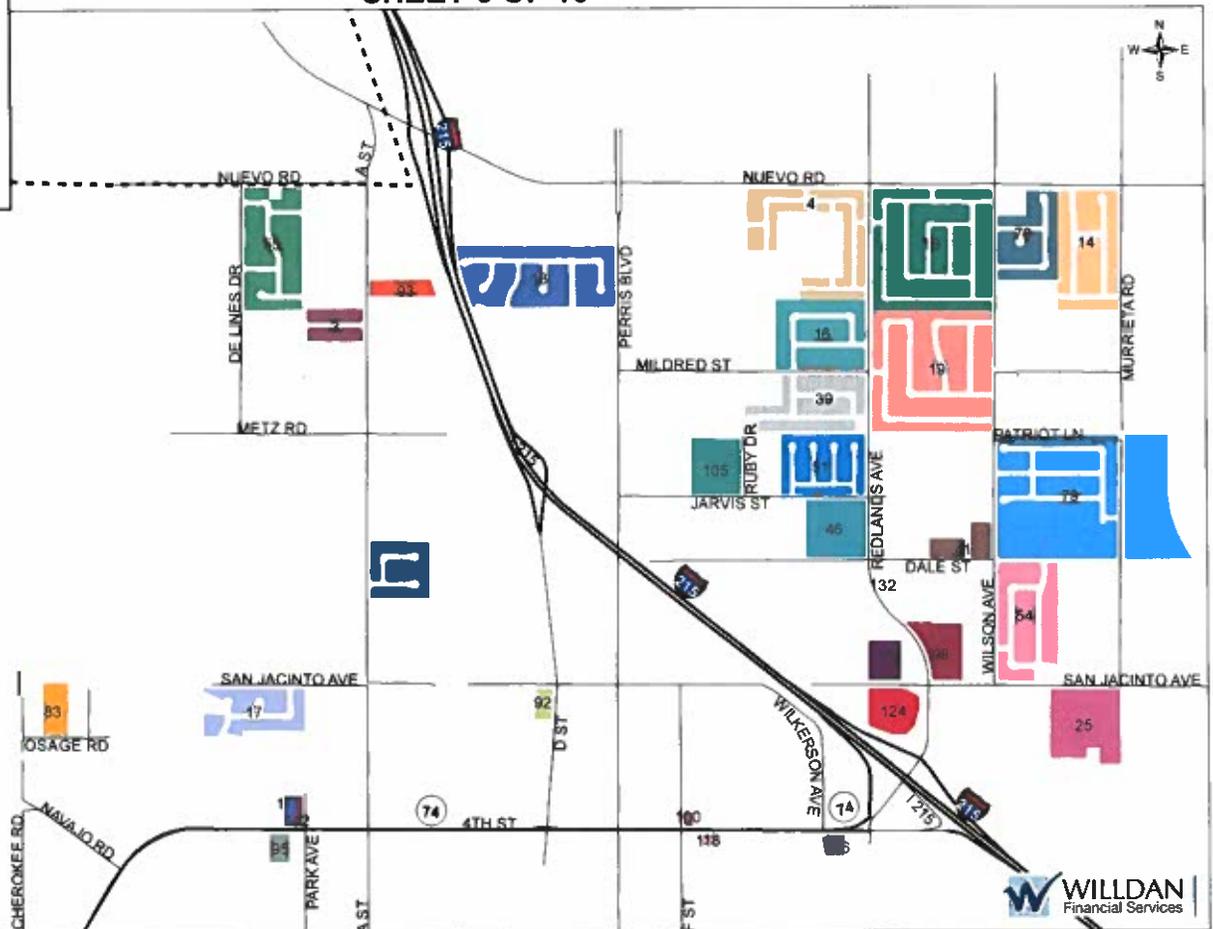


**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 6 OF 10**

VICINITY MAP



- Legend**
- CITY BOUNDARY
 - BENEFIT ZONE
 - 18
 - 3
 - 4
 - 13
 - 14
 - 16
 - 17
 - 19
 - 20
 - 25
 - 39
 - 41
 - 46
 - 51
 - 54
 - 55
 - 76
 - 79
 - 83
 - 92
 - 93
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 - 100
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 - 111
 - 112
 - 118
 - 124
 - 132



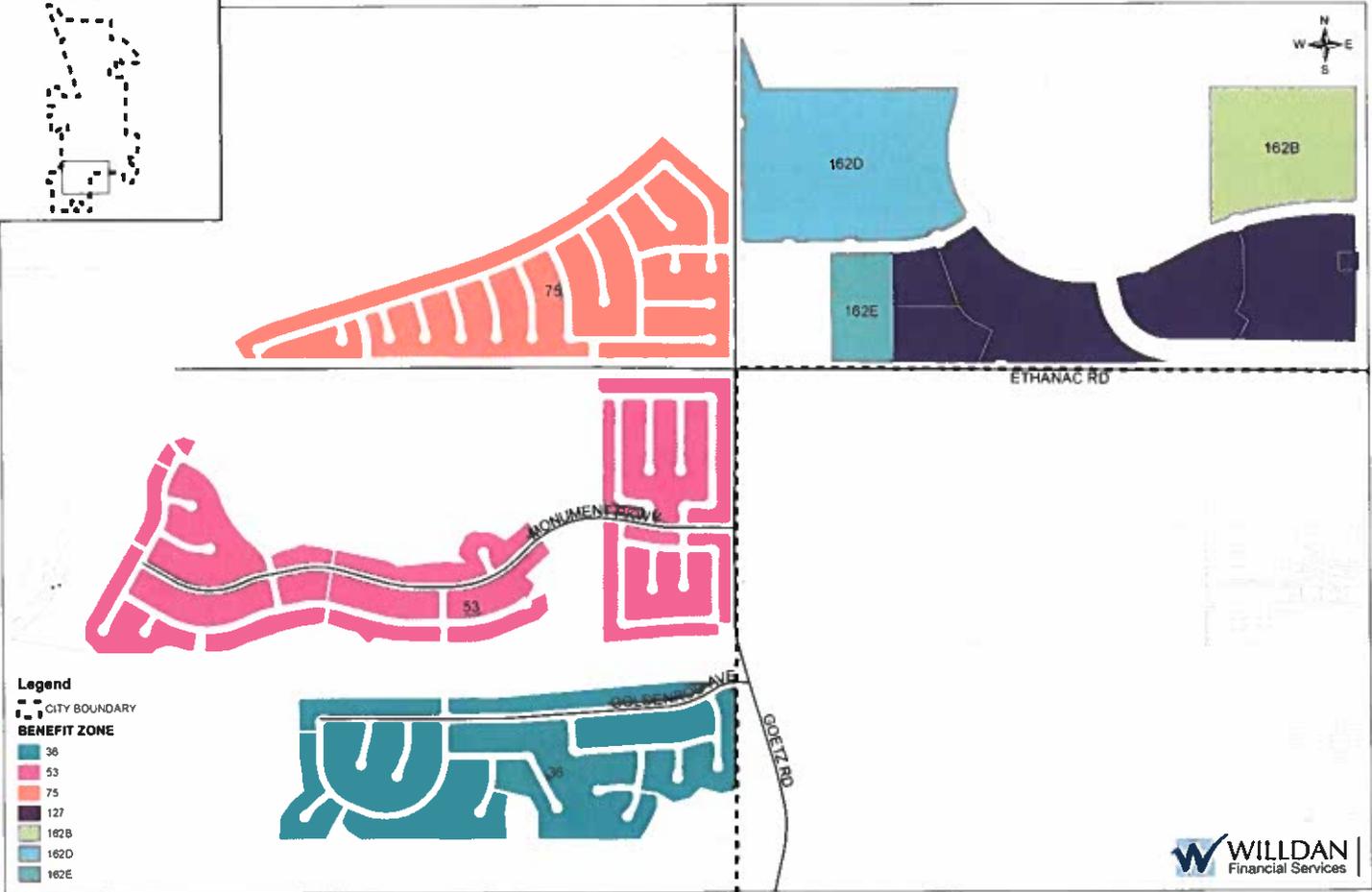
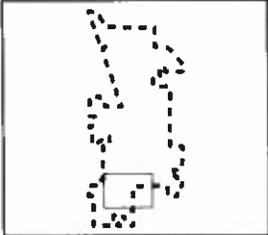
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 7 OF 10**

VICINITY MAP



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 8 OF 10**

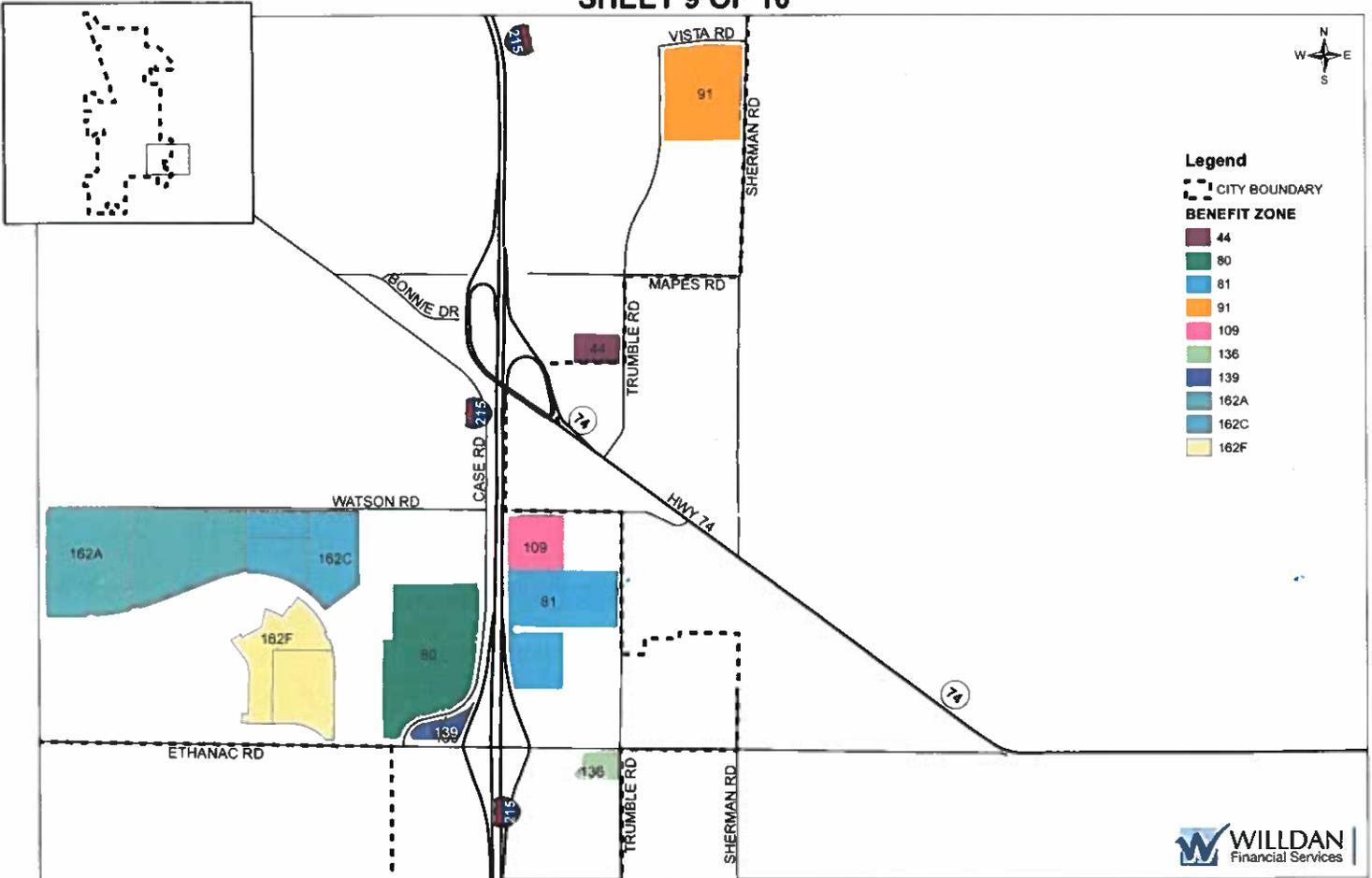
VICINITY MAP



- Legend**
- CITY BOUNDARY
 - BENEFIT ZONE**
 - 36
 - 53
 - 75
 - 127
 - 162B
 - 162D
 - 162E

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 9 OF 10**

VICINITY MAP



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2022/2023
SHEET 10 OF 10**

| ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) |
|------|----------------------|-------|-------------------|------|-----------------------------------|-------|-------------------|------|----------------------|-------|-------------------|
| 1A | TT 20280 | #N/A | Y | 59 | TT 29425 | 5 | Y | 118 | CUP 15-05056 | 6 | Y |
| 18 | TT 17399 | #N/A | Y | 60 | TT 30773/31416 | 3 | Y | 119 | PM 37043 LOT 1 | 3 | N |
| 2 | TT 19893 | 5 | Y | 61 | CUP 02-0215 | 4 | N | 120 | PM 37043 LOT 2 | 3 | Y |
| 3 | TT 21131 | 6 | Y | 62 | DPR 03-149 | 4 | N | 121 | DPR 05-0477 | 3 | Y |
| 4 | TT 20280 | 6 | N | 63 | TT 32262 | 3 | Y | 122 | PM 36726 | 2 | Y |
| 5 | TT 20538 | 5 | Y | 64 | TT 33227/AMND 22832/ AMND 22833 N | | | 123 | DPR 06-0140 | 2 | Y |
| 6 | CUP 87/37 | 4 | N | 65 | DPR 04-0343 | 2 | Y | 124 | PM 36266 | 6 | Y |
| 7 | TT 21771 | 3 | N | 66 | TT 32793/33720 | 5 | Y | 125 | PM 36469 | 3 | Y |
| 8 | TT 22719 | 7 | Y | 67 | PM 31832 | 2 | Y | 126 | PM 36512/36582 | 2 | Y |
| 9 | TT 22248 | 5 | Y | 68 | PM 31743 | 3 | N | 127 | TT 36988/36989/37262 | 8 | Y |
| 10 | SUPERCEDED BY BZ38 | | | 69 | TT 32769 | 7 | Y | 128 | CUP 16-05237 | 2 | Y |
| 11 | TT 22988 | 5 | Y | 70 | TT 32707/32708 | 3 | Y | 129 | CUP 02-0061 | 4 | Y |
| 12 | TT 22988 | 5 | Y | 71 | TT 30780 | 3 | Y | 130 | PM 37055 | 2 | Y |
| 13 | TT 24081 | 6 | Y | 72 | TT 32249 | 3 | Y | 131 | PM 36678 | 2 | Y |
| 14 | TT 24541/23275 | 6 | Y | 73 | TT 31660 | 5 | Y | 132 | CUP 16-05189 | 6 | Y |
| 15 | TT 23825 | 5 | Y | 74 | TT 32428 | 5 | Y | 133 | DPR 06-0059 | 2 | Y |
| 16 | TT 23838 | 6 | Y | 75 | TT 31926 | 8 | Y | 134 | PM 37187 | 2 | Y |
| 17 | TT 22910 | 6 | Y | 76 | DPR 04-0314 | 5 | Y | 135 | DPR 16-00015 | 2 | Y |
| 18 | TT 20645/31683 | 5 | Y | 77 | PENDING | | | 136 | CUP 16-05168 | 9 | Y |
| 19 | TT 20173 | 6 | Y | 78 | TT 31651 | 6 | N | 137 | PM 35268 | 3 | Y |
| 20 | TT 24715 | 6 | Y | 79 | TT 31240 | 6 | N | 138 | DPR 06-0635 | 3 | Y |
| 21 | TT 20211 | 5 | Y | 80 | PM 33266 | 9 | Y | 139 | PM 35762 | 9 | Y |
| 22 | TT 24809 | 7 | Y | 81 | PM 34082 | 9 | Y | 140 | CUP 98-0005 | 3 | N |
| 23 | PM 26437 | 5 | Y | 82 | PM 33759 | 4 | N | 141 | PCL 2, PM 33587 | 2 | Y |
| 24 | TT 24499 | 3 | Y | 83 | TT 34073 | 6 | N | 142 | DPR 16-00013 | 3 | Y |
| 25 | DPR 08/92 | 6 | N | 84 | DPR 04-0464 | 3 | Y | 143 | NW PERRIS & RAMONA | 2 | Y |
| 26 | TT 27502 | 7 | N | 85 | DPR 06-0450 | 2 | Y | 144 | PR 17-05194 | 2 | Y |
| 27 | PM 27544 | 5 | Y | 86 | CUP 06-0158 | 7 | Y | 145 | PM 37304 | 3 | Y |
| 28 | PM 26618 | 3 | N | 87 | PM 35676 | 4 | Y | 146 | PM 37343 | 2 | Y |
| 29 | SUPERCEDED BY BZ86 | | | 88 | TT 33549 | 7 | N | 147 | PENDING | | |
| 30 | DPR 99/0174 | 4 | N | 89 | CUP 09-01-008 | 2 | Y | 148 | TR 32497 | 5 | Y |
| 31 | PUP 99/0079 | 4 | N | 90 | DPR 05-0192 | 2 | Y | 149 | PM 36770 | 3 | Y |
| 32 | CUP 99-0185 | 7 | N | 91 | AQUATICS CTR | 9 | Y | 150 | PM 37278 | 2 | Y |
| 33 | SUPERCEDED BY BZ143 | | | 92 | DPR 07-0045 | 6 | Y | 151 | DPR 19-00003 | 2 | Y |
| 34 | DPR 97/0111 | 4 | N | 93 | CUP 12-06-0012 | 6 | Y | 152 | DPR 18-00006 | 2 | Y |
| 35 | TT 29654/29993/29994 | 3 | Y | 94 | PM 33587 | 2 | Y | 153 | PM 37457 | 2 | Y |
| 36 | TT 28986 | 8 | Y | 95 | DPR 12-07-0011 | 6 | Y | 154 | TR 36648 | 3 | N |
| 37 | TT 24111 | 5 | Y | 96 | PM 36010 | 2 | Y | 155 | DPR 19-00002 | 2 | N |
| 38 | TT 22831 | 3 | Y | 97 | PM 34131 | 5 | Y | 156 | DPR 19-00007 | 3 | Y |
| 39 | TT 30382 | 6 | Y | 98 | CUP 12-04-0015 | 6 | Y | 157 | PM 37760 | 5 | Y |
| 40 | TT 30144 | 5 | Y | 99 | PM 36576 | 4 | Y | 158 | NOT ANNEXED | | |
| 41 | TT 26386 | 6 | N | 100 | DPR 12-03-0006 | 6 | Y | 159 | DPR 16-00014 | 7 | N |
| 42 | TT 30380 | 3 | Y | 101 | DPR 10-08-0009 | 7 | Y | 160 | DPR 07-0119 | 4 | Y |
| 43 | DPR 01-0051 | 5 | N | 102 | DPR 10-08-0009 | 7 | Y | 161 | DPR 18-00011 | 2 | Y |
| 44 | DPR 02-0031 | 9 | N | 103 | SOUTHEAST HS | 5 | N | 162A | TR 37223 | 9 | N |
| 45 | DPR 01-0210 | 3 | N | 104 | TR 30850 | 5 | Y | 162B | TR 37722 | 8 | Y |
| 46 | DPR 98-0071 | 6 | N | 105 | DPR 12-05-0013 | 6 | Y | 162C | TR 37817 | 9 | N |
| 47 | WOODWORK CREATIONS | 7 | N | 106 | CUP 13-02-0014 | 6 | Y | 162D | TR 37262 | 8 | Y |
| 48 | PUP 99/0126 | 5 | N | 107 | PM 36462, PARCEL 1 | 4 | Y | 162E | TR 37816 | 8 | Y |
| 49 | TT 30751 | 5 | Y | 108 | PM 36462, PARCEL 2 | 4 | Y | 162F | TR 37818 | 9 | N |
| 50 | TT 30490/30518 | 3 | Y | 109 | CUP 13-07-0010 | 9 | Y | 163 | DPR 20-00011 | 3 | N |
| 51 | TT 31114 | 3 | Y | 110 | SUPERCEDED BY BZ125 | | | 164 | DPR 16-00001 | 2 | Y |
| 52 | TT 31241 | 3 | Y | 111 | PTN WISE & KNIGHTS | 6 | N | 165 | DPR 19-00014 | 4 | Y |
| 53 | TT 30662/31564 | 8 | Y | 112 | PTN WISE & KNIGHTS | 6 | N | 166 | PM 37988 | 7 | N |
| 54 | TT 31678 | 6 | Y | 113 | PM 36540 | 3 | Y | 167 | CUP 20-05100 | 2 | N |
| 55 | TT 31226 | 6 | Y | 114 | CLEARWATER ES | 5 | Y | 168 | DPR 20-00017 | 2 | Y |
| 56 | TT 31201 | 7 | Y | 115 | DPR 14-00099 | 5 | Y | 169 | DPR 21-00001 | 3 | N |
| 57 | TT 31178 | 3 | Y | 116 | DPR 07-09-0018 | 2 | Y | | | | |
| 58 | PENDING | | | 117 | CUP 14-09-0001 | 5 | N | | | | |

Attachment No. 2

Resolution to Preliminarily Approve Engineer's Report

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 2023-2024 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 14, 2023, adopted its Resolution initiating proceedings for the levy of annual assessments for Fiscal Year 2023-2024 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 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 3

Resolution of Intent

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 2023-2024 IN CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING JULY 25, 2023 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 2023-2024 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, 2022, more 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 2023-2024 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 25, 2023, 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 2023-2024, 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, John Pourkazemi, Interim 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 2023-2024.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

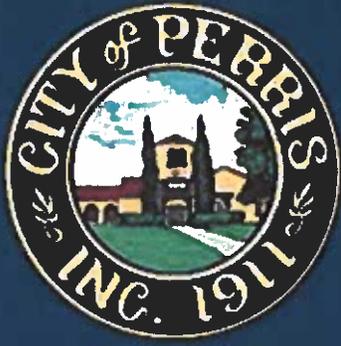
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 4

Engineer's Report



CITY OF PERRIS

LANDSCAPE MAINTENANCE DISTRICT NO. 1

**FISCAL YEAR 2023/24
ENGINEER'S ANNUAL LEVY REPORT**

**INTENT MEETING: MAY 30, 2023
PUBLIC HEARING: JULY 25, 2023**

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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 2023/24. 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 30th day of May, 2023.

JOHN POURKAZEMI
Interim City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

MATTHEW SCHENK
Director Of Finance
CITY OF PERRIS
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 30th day of May, 2023. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 26th day of July 2023 by adoption of Resolution No. _____ of the City Council.

NANCY SALAZAR
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

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, 2023 to June 30, 2024.

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 2023/24 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 XIID to the California Constitution requiring new procedures for assessment districts. Article XIID 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 XIID. New or increased assessments will be subject to the substantive and procedural requirements of Article XIID Section 4.

II. DESCRIPTION OF THE DISTRICT

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 2023/24, the District includes one hundred sixty-nine (169) 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 Sebastian 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 7th 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.

Due to updated development plans the project was reannexed into BZ169.

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, 1st Street, and D Street.

These permanent improvements are located within the public parkways parallel to the north (San Jacinto Avenue), south (1st 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 4th 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 (4th 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 10th 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 2021/22 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 4th Street and the parkways and easements are located along 4th 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 4th Street and the parkways and easements along 3rd and 4th 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 4th Street and the parkways and easements along 3rd Street, Park Avenue and 4th 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 4th 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. Maintenance also includes the Perris Valley Storm Drain Trail improvements within the easement.

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 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

Due to updated development plans of the Tract and community improvements, Tract 37262 will be annexed into BZ162 and subsequently removed from BZ127.

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 CUP 16-05258 located on 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

Benefit Zone 151: The landscape improvements include those on the plans and specifications for DPR 19-00003. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Western Way and Nandina Avenue along the frontage of DPR 19-00003.

Benefit Zone 152: The landscape improvements include those on the plans and specifications for DPR 18-00006. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Patterson Avenue and California Avenue along the frontage of DPR 18-00006.

Benefit Zone 153: The landscape improvements include those on the plans and specifications for PM 37457. 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 Ramona Expressway and Indian Avenue parkways along the frontage of PM 37457.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Ramona Expressway and Indian Avenue medians along the frontage of PM 37457.

Benefit Zone 154: The landscape improvements include those on the plans and specifications for TR 36648. There are four categories of improvements to be maintained.

The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the parkways along the frontage of TR 36648 on Evans Road, the interior streets adjacent to the detention basins within TR 36648, and the main entrances from Evans Road. The improvements also include monument signage at the main street entrances off of Evans Road and the DG access trails between Evans Road and the Perris Valley Storm Channel.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Evans Road medians along the frontage of TR 36648.

The third category of improvements to be maintained includes the maintenance of the detention basins located within TR 36648 along with the landscaping that is associated with said detention basins.

The fourth category of improvements to be maintained includes the parks and trails along the Perris Valley Storm Channel adjacent to the western border of Tracts 36648 and 36648-1. These improvements include landscaping and irrigation within this section that is within the Riverside County Flood Control easement to be maintained by the City of Perris.

Benefit Zone 155: The landscape improvements include those on the plans and specifications for DPR 19-00002. The landscaping, irrigation, and appurtenances to be maintained are the parkways within Patterson Avenue and Nance Street along the frontage of DPR 19-00002.

Benefit Zone 156: The landscape improvements include those on the plans and specifications for DPR 19-00007. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Wilson Avenue along the frontage of DPR 19-00007.

Benefit Zone 157: The landscape improvements include those on the plans and specifications for PM 37760. The first category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within Perris Boulevard parkways along the frontage of PM 37760 Parcels 1 & 2.

Benefit Zone 158: Annexation was not completed.

Benefit Zone 159: The landscape improvements include those on the plans and specifications for DPR 16-00014. There are two categories of improvements to be maintained under Benefit Zone 159.

The first category of improvements to be maintained includes the hardscape and appurtenances along the western frontage of "D" Street between 10th and the alley south of the subject property.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances along 10th street adjacent to the subject property in the City right-of-way. The property owner will be responsible for the maintenance of the improvements. However, if the property owner fails to adequately maintain the landscaping the levy shall commence upon default.

Benefit Zone 160: The landscape improvements include those on the plans and specifications for DPR 07-0119. The improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Rider Street and Indian Avenue parkways and medians along the frontage of Benefit Zone 160.

Benefit Zone 161: The landscape improvements include those on the plans and specifications for DPR 18-00011. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Perry Street and Barrett Avenue along the frontage of Benefit Zone 161.

Benefit Zone 162: The landscape improvements include those on the plans and specifications for TR 37223, 37262, 37722, 37816, 37817 and 37818. There are three categories of improvements to be maintained within Benefit Zone 162.

The first category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located in the parks and trails identified in the Amended Green Valley Specific Plan ("GVSP/A") on Figure 2-4, Drainage Plans. The park is identified as PA 24a and 25; and the trails are identified on Figure 2-10, Pedestrian Circulation Plan, all within the GVSP/A.

The second category of improvements to be maintained consists of the landscaping, irrigation, hardscape and appurtenances located within the parkways adjacent to the tracts of BZ162 in the public right-of-ways.

The second category of improvements to be maintained also includes the maintenance of the detention basin at the northeast corner of Watson Road and Murrieta Road along with the landscaping that is associated with said basin. The basin maintenance benefits Tracts 37223, 37722, and 37817.

The third category of improvements to be maintained includes the landscaping, irrigation, trees, appurtenances, monuments, fencing and mini-parks that are designated for maintenance by the Homeowner's Association ("HOA"). **The HOA will be responsible for the maintenance of these improvements. However, if the HOA fails to adequately maintain the landscaping the levy shall commence upon default.**

Tract 37262 is already annexed into LMD1 as part of BZ127. Due to updated development plans of the Tract and community improvements, Tract 37262 will be annexed into BZ162 and subsequently removed from BZ127.

Benefit Zone 163: The landscape improvements include those on the plans and specifications for DPR 20-00011. 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 Rider Street and Wilson Avenue parkways along the frontage of DPR 20-00011. The improvements in the first category are to be maintained in perpetuity.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Rider Street median along the frontage of DPR 20-00011. The improvements in the second category are to be maintained in perpetuity.

Benefit Zone 164: The landscape improvements include those on the plans and specifications for DPR 16-00001. 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 Nance Street and Indian Avenue parkways along the frontage of DPR 16-00001. The improvements in the first category are to be maintained in perpetuity.

The second category of improvements to be maintained includes the landscaping, irrigation, and appurtenances within the Indian Avenue median along the frontage of DPR 16-00001. The improvements in the second category are to be maintained in perpetuity.

Benefit Zone 165: The landscape improvements include those on the plans and specifications for DPR 19-00014. The improvements to be maintained include the landscaping, irrigation, and appurtenances within the Walnut Street parkway along the frontage of DPR 19-00014. The improvements are to be maintained in perpetuity.

Benefit Zone 166: The landscape improvements include those on the plans and specifications for PM 37988. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Redlands Avenue and Ellis Avenue along the frontage of PM 37988.

Benefit Zone 167: The landscape improvements include those on the plans and specifications for CUP 20-05100. The improvements to be maintained include the landscaping, irrigation, and appurtenances within the E. Markham Street parkways along the frontage of CUP 20-05100. The improvements are to be maintained in perpetuity.

Benefit Zone 168: The landscape improvements include those on the plans and specifications for DPR 20-00017. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Nance Street and Webster Avenue along the frontage of DPR 20-00017.

Benefit Zone 169: The landscape improvements include those on the plans and specifications for DPR 21-00001. The landscaping, irrigation, and appurtenances to be maintained are the parkways along Wilson Avenue along the frontage of DPR 21-00001.

DPR 21-00001 was previously in BZ45 and was reannexed into BZ169 due to updated development plans the project.

Park Areas (PK):

Several of the Benefit Zones 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 4 Frank Eaton Park: Frank Eaton Park is a 4.4-acre park built in 2004 and located in the Northern part of the City, near Lake Perris. Frank Eaton Park is a haven for those who want a good workout, sports enthusiasts, and picnickers alike. The park features a large grass area, a Baseball Field and Basketball Court, as well as multiple sheltered picnic areas. The park also hosts a children's playground and multiple barbeques.

PK 12/19 Linear Park: Linear Park is a 20-acre park constructed in 2005. Linear Park begins on the West side of Ramona Expressway below Lake Perris and continues all the way over to Evans Rd. Famous for its long walking trail and beautiful views, Linear park is the ideal destination for joggers looking to workout at various exercise stations along the way.

PK 13 Paws Park: PAWS Dog Park, located on Blazing Star Drive is the best place for your canine friend to frolic in the City of Perris. Originally constructed in 2019, PAWS Dog park is a great place to take your pooch for a walk, and features small and large dog sections, complete with agility equipment, a training platform, shady areas, benches, and pet waste stations, for both pets and owners to enjoy.

PK 14 Liberty Park: Liberty Park is a 9-acre park constructed in 2006. It is famous for its third of a mile nature preserve trail which spans the circumference of the park. Other amenities include picnic tables, two play structures for ages 2-12, barbecues, and a large grassy area perfect for playing soccer or frisbee with family and friends.

PK 16 Morgan Park: Morgan Park is a 15-acre park located on E. Morgan Street. It is one of the largest parks in the City of Perris. Originally constructed in 2008, Morgan Park has recently undergone a huge addition, adding the city's 2nd artificial turf soccer field for city residents to enjoy. On the north end of the park, residents can enjoy basketball courts, play structures, and multiple natural turf soccer fields with wide open areas for fun family play.

PK 18 May Ranch Park: May Ranch Park is a 6.9-acre park located on Poppy Court. It is a great park for after school play. Constructed in 2006, and within walking distance of Lakeside Middle School, as well as Avalon and Sierra Vista Elementary Schools, this park has something for everyone. May Ranch Park features a third of a mile walking loop, two play structures, a full basketball court, as well as a baseball field, and has stunning views of the foothills.

PK 20 Mercado Park: Mercado Park is a 2.6-acre park located on South “D” Street. It is one of the premiere parks in the City of Perris. Constructed in 2013, Mercado park regularly hosts city events including workouts, Movies in the Park, and the city’s End of Summer Splash. Besides playing host to a theatrical stage, basketball court, and multiple play structures, Mercado Park also features a beautiful Splash Pad where Perris youth can cool off on a hot summer day.

PK 21 Perris Valley Trail: The trail begins on Orange Ave. between Murrieta and Evans Roads, and heads north to just beyond Harley Knox Boulevard. The Perris Valley Trail provides wide open landscape as it runs the length of the Perris Valley Storm Drain.

| PK | Park | Benefit Zone |
|-------|---------------------|--|
| 4 | Frank Eaton Park | 35, 38, 42, 50, 57, 60, 63, 64, 71, 72 |
| 12/19 | Linear Park | 35, 42, 50, 57, 60, 63, 64, 71, 72 |
| 13 | Paws Park | 35, 42, 50, 57, 60, 63, 64, 71, 72 |
| 14 | Liberty Park | 35, 42, 50, 57, 60, 63, 64, 71, 72 |
| 16 | Morgan Park | 35, 42, 50, 57, 60, 63, 64, 71, 72 |
| 18 | May Ranch Park | 24, 35, 42, 50, 57, 60, 63, 64, 71, 72 |
| 20 | Mercado Park | 101, 102 |
| 21 | Perris Valley Trail | 60, 63, 64, 71, 72, 104, 125 |

Open Space:

Certain Benefit Zones contribute towards open space/parks within the Landscape Maintenance District. The following table shows the open space/parks within the City that receive funding from certain Benefit Zones.

Paragon Park: Paragon Park is a 14.1-acre park located on Spectacular Bid Street. It is one of the largest parks in the City of Perris. Originally constructed in 1989, Paragon park has recently undergone big upgrades, including revamping the skate park, and the Motlagh Fitness Court, where residents can work out and stay active. The park also features a beautiful children’s playground, as well as covered picnic benches, and a large green space for passive family play.

Copper Creek Park: Copper Creek Park is an 8.7-acre park located on Citrus Avenue. The park has many amenities, including a multi-purpose court, as well as permanent bathrooms. The park also features a basketball court, two play structures for ages 2-12, sheltered and unsheltered picnic tables, and a huge grass area perfect for kicking the ball around or picnicking with the family. The City is currently working towards revitalizing the park with even more new amenities.

Monument Park: Monument Ranch Park is a 10-acre park located on Monument Parkway. Constructed in 2007, the park is located in the Monument Ranch area in the southern portion of the city. The park is split into two sections, with the northern section featuring a walking trail, and the southern section featuring barbecues, covered picnic areas, a playground, and green open space.

El Nido Open Space: El Nido open space is a city park located on El Nido Avenue.

Goetz Park: Goetz Road Park is a 10-acre park located on Goetz Road. Constructed in 2018, the park features a shaded children's playground, as well as a lovely walking path around the circumference of the park. Goetz Park also features a baseball diamond, basketball court, and a skate spot. This neighborhood park is perfect for family get-togethers and friendly competition.

| Park | Benefit Zone |
|--------------------|--------------|
| Paragon Park | 5 |
| Copper Creek Park | 9 |
| Monument Park | 53 |
| El Nido Open Space | 59 |
| Goetz Road Park | 75 |

IT IS NOTED THAT ALL WALL MAINTENANCE FOR ANY BENEFIT ZONE IS LIMITED TO GRAFFITI REMOVAL UNLESS THE WALL IS WITHIN THE PUBLIC RIGHT OF WAY.

III. ESTIMATED COSTS OF IMPROVEMENTS

FISCAL YEAR 2023/24 COST ESTIMATE LANDSCAPE MAINTENANCE DISTRICT NO. 1 CITY OF PERRIS

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 001A | \$32,896.25 | \$13,051.36 | \$45,947.61 | \$8,469.00 | \$1,601.90 | \$10,070.90 | \$5,035.45 | \$30,841.26 | \$0.00 |
| 001B | 47,756.66 | 13,484.96 | 61,241.62 | 6,049.00 | 1,144.16 | 7,193.16 | 3,596.58 | 50,451.88 | 0.00 |
| 2 | 9,253.97 | 8,368.48 | 17,622.45 | 8,219.00 | 1,554.61 | 9,773.61 | 4,886.81 | 2,962.03 | 0.00 |
| 3 | 4,530.71 | 2,000.16 | 6,530.87 | 2,872.00 | 543.23 | 3,415.23 | 1,707.62 | 1,408.02 | 0.00 |
| 4 | (28,982.09) | 0.00 | (28,982.09) | 9,998.00 | 1,891.11 | 11,889.11 | 5,944.56 | 0.00 | (46,815.76) |
| 5 | 282,646.66 | 68,789.28 | 351,435.94 | 27,223.00 | 5,149.19 | 32,372.19 | 16,186.10 | 302,877.65 | 0.00 |
| 8 | 37,549.96 | 7,818.58 | 45,368.54 | 3,775.00 | 714.04 | 4,489.04 | 2,244.52 | 38,634.98 | 0.00 |
| 9 | 44,237.68 | 19,047.82 | 63,285.50 | 34,401.00 | 6,506.90 | 40,907.90 | 20,453.95 | 1,923.65 | 0.00 |
| 11 | 22,514.88 | 15,590.88 | 38,105.76 | 14,663.00 | 2,773.49 | 17,436.49 | 8,718.25 | 11,951.02 | 0.00 |
| 12 | 40,628.64 | 13,462.62 | 54,091.26 | 6,447.00 | 1,219.44 | 7,666.44 | 3,833.22 | 42,591.60 | 0.00 |
| 13 | 4,283.14 | 7,042.20 | 11,325.34 | 4,245.00 | 802.94 | 5,047.94 | 2,523.97 | 3,753.43 | 0.00 |
| 14 | (934.32) | 9,705.60 | 8,771.28 | 9,531.00 | 1,802.78 | 11,333.78 | 5,666.89 | 0.00 | (8,229.39) |
| 15 | 3,530.85 | 14,456.96 | 17,987.81 | 15,763.00 | 2,981.55 | 18,744.55 | 9,372.28 | 0.00 | (10,129.02) |
| 16 | 14,424.38 | 6,478.00 | 20,902.38 | 5,877.00 | 1,111.63 | 6,988.63 | 3,494.32 | 10,419.43 | 0.00 |
| 17 | 2,868.90 | 2,350.14 | 5,219.04 | 2,195.00 | 415.18 | 2,610.18 | 1,305.09 | 1,303.77 | 0.00 |
| 18 | 12,574.22 | 8,975.68 | 21,549.90 | 2,570.00 | 486.11 | 3,056.11 | 1,528.06 | 16,965.73 | 0.00 |
| 19 | 16,571.86 | 6,996.24 | 23,568.10 | 6,485.00 | 1,226.63 | 7,711.63 | 3,855.82 | 12,000.65 | 0.00 |
| 20 | 22,980.98 | 5,899.12 | 28,880.10 | 4,408.00 | 833.77 | 5,241.77 | 2,620.89 | 21,017.44 | 0.00 |
| 21 | 47,718.47 | 17,609.58 | 65,328.05 | 10,409.00 | 1,968.85 | 12,377.85 | 6,188.93 | 46,761.27 | 0.00 |
| 22 | 10,700.00 | 7,672.00 | 18,372.00 | 10,058.22 | 1,902.50 | 11,960.72 | 5,980.36 | 430.92 | 0.00 |

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 23 | 25,616.63 | 12,078.41 | 37,695.04 | 15,404.00 | 2,913.64 | 18,317.64 | 9,158.82 | 10,218.58 | 0.00 |
| 24 | 77,448.38 | 87,432.40 | 164,880.78 | 66,029.00 | 12,489.29 | 78,518.29 | 39,259.15 | 47,103.34 | 0.00 |
| 27 | 88,844.11 | 21,950.47 | 110,794.58 | 6,871.00 | 1,299.64 | 8,170.64 | 4,085.32 | 98,538.62 | 0.00 |
| 28 | 5,115.99 | 0.00 | 5,115.99 | 5,891.00 | 1,114.27 | 7,005.27 | 3,502.64 | 0.00 | (5,391.92) |
| 35 | 20,409.87 | 64,400.00 | 84,809.87 | 32,940.00 | 6,230.55 | 39,170.55 | 19,585.28 | 26,054.04 | 0.00 |
| 36 | 25,525.73 | 40,628.60 | 66,154.33 | 38,805.00 | 7,339.91 | 46,144.91 | 23,072.46 | 0.00 | (3,063.04) |
| 37 | 7,539.94 | 11,551.42 | 19,091.36 | 9,319.00 | 1,762.68 | 11,081.68 | 5,540.84 | 2,468.84 | 0.00 |
| 39 | 41,484.47 | 16,306.03 | 57,790.50 | 6,147.00 | 1,162.70 | 7,309.70 | 3,654.85 | 46,825.95 | 0.00 |
| 40 | 9,446.32 | 8,136.48 | 17,582.80 | 7,763.00 | 1,468.36 | 9,231.36 | 4,615.68 | 3,735.76 | 0.00 |
| 42 | 7,067.33 | 41,128.58 | 48,195.91 | 21,251.00 | 4,019.60 | 25,270.60 | 12,635.30 | 10,290.01 | 0.00 |
| 49 | 12,788.92 | 11,601.47 | 24,390.39 | 7,559.00 | 1,429.77 | 8,988.77 | 4,494.39 | 10,907.23 | 0.00 |
| 50 | 70,912.72 | 63,003.04 | 133,915.76 | 30,450.00 | 5,759.57 | 36,209.57 | 18,104.79 | 79,601.40 | 0.00 |
| 51 | 13,114.11 | 13,027.44 | 26,141.55 | 4,461.00 | 843.79 | 5,304.79 | 2,652.40 | 18,184.36 | 0.00 |
| 52 | 57,152.66 | 78,000.00 | 135,152.66 | 62,205.00 | 11,765.99 | 73,970.99 | 36,985.50 | 24,196.17 | 0.00 |
| 53 | 758,367.65 | 337,469.37 | 1,095,837.02 | 187,358.00 | 35,438.50 | 222,796.50 | 111,398.25 | 761,642.27 | 0.00 |
| 54 | 19,678.67 | 16,584.18 | 36,262.85 | 16,902.00 | 3,196.99 | 20,098.99 | 10,049.50 | 6,114.36 | 0.00 |
| 55 | 10,998.23 | 9,761.31 | 20,759.54 | 8,280.00 | 1,566.15 | 9,846.15 | 4,923.08 | 5,990.31 | 0.00 |
| 56 | 36,440.10 | 16,227.60 | 52,667.70 | 8,541.00 | 1,615.52 | 10,156.52 | 5,078.26 | 37,432.92 | 0.00 |
| 57 | 33,421.78 | 39,642.57 | 73,064.35 | 28,473.00 | 5,385.63 | 33,858.63 | 16,929.32 | 22,276.40 | 0.00 |
| 59 | 102,681.09 | 74,844.00 | 177,525.09 | 27,518.00 | 5,204.99 | 32,722.99 | 16,361.50 | 128,440.60 | 0.00 |

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 60 | 65,651.80 | 55,326.03 | 120,977.83 | 47,884.00 | 9,057.19 | 56,941.19 | 28,470.60 | 35,566.04 | 0.00 |
| 63 | 67,273.55 | 39,374.96 | 106,648.51 | 21,820.00 | 4,127.22 | 25,947.22 | 12,973.61 | 67,727.68 | 0.00 |
| 65 | 11,357.61 | 3,280.30 | 14,637.91 | 3,515.00 | 664.86 | 4,179.86 | 2,089.93 | 8,368.12 | 0.00 |
| 66 | 16,858.86 | 15,158.08 | 32,016.94 | 4,830.00 | 913.59 | 5,743.59 | 2,871.80 | 23,401.55 | 0.00 |
| 67 | 44,756.60 | 11,930.45 | 56,687.05 | 6,078.00 | 1,149.65 | 7,227.65 | 3,613.83 | 45,845.57 | 0.00 |
| 69 | 9,777.07 | 1,678.27 | 11,455.34 | 1,200.00 | 226.98 | 1,426.98 | 713.49 | 9,314.87 | 0.00 |
| 70 | 51,966.34 | 64,925.00 | 116,891.34 | 45,585.00 | 8,622.34 | 54,207.34 | 27,103.67 | 35,580.33 | 0.00 |
| 71 | 23,276.01 | 27,215.24 | 50,491.25 | 25,180.00 | 4,762.76 | 29,942.76 | 14,971.38 | 5,577.11 | 0.00 |
| 72 | 72,797.07 | 38,071.45 | 110,868.52 | 33,604.00 | 6,356.15 | 39,960.15 | 19,980.08 | 50,928.29 | 0.00 |
| 73 | 27,840.48 | 24,391.60 | 52,232.08 | 11,278.00 | 2,133.22 | 13,411.22 | 6,705.61 | 32,115.25 | 0.00 |
| 74 | 28,708.88 | 19,285.50 | 47,994.38 | 12,765.00 | 2,414.48 | 15,179.48 | 7,589.74 | 25,225.16 | 0.00 |
| 75 | 137,653.04 | 104,366.68 | 242,019.72 | 102,986.00 | 19,479.65 | 122,465.65 | 61,232.83 | 58,321.24 | 0.00 |
| 76 | 8,065.27 | 3,704.80 | 11,770.07 | 2,480.00 | 469.09 | 2,949.09 | 1,474.55 | 7,346.43 | 0.00 |
| 80 | 14,448.70 | 13,996.09 | 28,444.79 | 14,612.00 | 2,763.84 | 17,375.84 | 8,687.92 | 2,381.03 | 0.00 |
| 81 | 6,126.67 | 19,602.00 | 25,728.67 | 7,485.00 | 1,415.78 | 8,900.78 | 4,450.39 | 12,377.50 | 0.00 |
| 84 | 39,699.92 | 10,429.80 | 50,129.72 | 5,189.00 | 981.49 | 6,170.49 | 3,085.25 | 40,873.98 | 0.00 |
| 85 | 16,473.82 | 6,371.72 | 22,845.54 | 6,180.00 | 1,168.94 | 7,348.94 | 3,674.47 | 11,822.13 | 0.00 |
| 86 | 17,262.38 | 22,000.00 | 39,262.38 | 18,731.00 | 3,542.94 | 22,273.94 | 11,136.97 | 5,851.47 | 0.00 |
| 87 | 65,758.19 | 17,110.00 | 82,868.19 | 7,525.00 | 1,423.34 | 8,948.34 | 4,474.17 | 69,445.68 | 0.00 |
| 89 | 4,625.31 | 1,362.81 | 5,988.12 | 2,606.00 | 492.92 | 3,098.92 | 1,549.46 | 1,339.74 | 0.00 |

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 90 | 65,231.55 | 18,481.16 | 83,712.71 | 10,249.00 | 1,938.58 | 12,187.58 | 6,093.79 | 65,431.34 | 0.00 |
| 91 | 31,156.87 | 9,187.44 | 40,344.31 | 6,607.00 | 1,249.70 | 7,856.70 | 3,928.35 | 28,559.26 | 0.00 |
| 92 | 24,489.86 | 6,116.90 | 30,606.76 | 2,602.00 | 492.16 | 3,094.16 | 1,547.08 | 25,965.52 | 0.00 |
| 93 | 3,354.85 | 1,149.44 | 4,504.29 | 2,386.00 | 451.31 | 2,837.31 | 1,418.66 | 248.32 | 0.00 |
| 94 | 48,872.70 | 56,265.00 | 105,137.70 | 43,018.00 | 8,136.79 | 51,154.79 | 25,577.40 | 28,405.51 | 0.00 |
| 95 | 3,160.87 | 1,871.88 | 5,032.75 | 2,346.00 | 443.74 | 2,789.74 | 1,394.87 | 848.14 | 0.00 |
| 96 | 141,683.73 | 52,390.71 | 194,074.44 | 34,519.00 | 6,529.22 | 41,048.22 | 20,524.11 | 132,502.11 | 0.00 |
| 97 | 89,531.27 | 39,265.07 | 128,796.34 | 22,706.00 | 4,294.81 | 27,000.81 | 13,500.41 | 88,295.12 | 0.00 |
| 98 | 30,587.72 | 11,494.94 | 42,082.66 | 6,192.00 | 1,171.21 | 7,363.21 | 3,681.61 | 31,037.84 | 0.00 |
| 99 | 18,568.29 | 8,582.59 | 27,150.88 | 4,799.00 | 907.72 | 5,706.72 | 2,853.36 | 18,590.80 | 0.00 |
| 100 | 8,506.94 | 2,893.66 | 11,400.60 | 2,493.00 | 471.55 | 2,964.55 | 1,482.28 | 6,953.77 | 0.00 |
| 101 | 26,080.81 | 4,269.00 | 30,349.81 | 1,912.00 | 361.65 | 2,273.65 | 1,136.83 | 26,939.33 | 0.00 |
| 102 | 16,314.73 | 2,846.00 | 19,160.73 | 2,077.00 | 392.86 | 2,469.86 | 1,234.93 | 15,455.94 | 0.00 |
| 103 | 8,832.87 | 0.00 | 8,832.87 | 1,573.00 | 297.53 | 1,870.53 | 935.27 | 6,027.07 | 0.00 |
| 104 | 556,949.35 | 148,800.00 | 705,749.35 | 177,044.00 | 33,487.62 | 210,531.62 | 105,265.81 | 389,951.92 | 0.00 |
| 105 | 37,098.71 | 13,207.94 | 50,306.65 | 9,186.00 | 1,737.52 | 10,923.52 | 5,461.76 | 33,921.37 | 0.00 |
| 106 | 4,636.97 | 2,000.00 | 6,636.97 | 2,233.00 | 422.37 | 2,655.37 | 1,327.69 | 2,653.91 | 0.00 |
| 107 | 83,613.71 | 34,713.71 | 118,327.42 | 27,423.00 | 5,187.02 | 32,610.02 | 16,305.01 | 69,412.39 | 0.00 |
| 108 | 5,965.00 | 18,979.40 | 24,944.40 | 13,941.00 | 2,636.92 | 16,577.92 | 8,288.96 | 77.52 | 0.00 |
| 109 | 3,421.31 | 3,084.80 | 6,506.11 | 3,165.00 | 598.66 | 3,763.66 | 1,881.83 | 860.62 | 0.00 |

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 113 | 22,812.80 | 21,777.00 | 44,589.80 | 15,388.00 | 2,910.62 | 18,298.62 | 9,149.31 | 17,141.87 | 0.00 |
| 114 | 25,879.72 | 18,141.51 | 44,021.23 | 5,461.00 | 1,032.94 | 6,493.94 | 3,246.97 | 34,280.32 | 0.00 |
| 115 | 12,688.11 | 6,117.92 | 18,806.03 | 5,494.00 | 1,039.18 | 6,533.18 | 3,266.59 | 9,006.26 | 0.00 |
| 116 | 36,450.30 | 13,775.19 | 50,225.49 | 11,102.00 | 2,099.93 | 13,201.93 | 6,600.97 | 30,422.59 | 0.00 |
| 118 | 1,000.72 | 1,195.97 | 2,196.69 | 700.00 | 132.40 | 832.40 | 416.20 | 948.09 | 0.00 |
| 119 | 15,573.50 | 0.00 | 15,573.50 | 123.00 | 23.27 | 146.27 | 73.14 | 15,354.09 | 0.00 |
| 120 | 4,135.25 | 3,094.90 | 7,230.15 | 3,185.00 | 602.44 | 3,787.44 | 1,893.72 | 1,548.99 | 0.00 |
| 121 | 76,239.76 | 30,272.93 | 106,512.69 | 14,270.00 | 2,699.15 | 16,969.15 | 8,484.58 | 81,058.96 | 0.00 |
| 122 | 77,942.15 | 23,482.66 | 101,424.81 | 10,540.00 | 1,993.63 | 12,533.63 | 6,266.82 | 82,624.36 | 0.00 |
| 123 | 3,881.53 | 5,214.33 | 9,095.86 | 3,444.00 | 651.43 | 4,095.43 | 2,047.72 | 2,952.71 | 0.00 |
| 124 | 4,727.51 | 4,608.00 | 9,335.51 | 3,614.00 | 683.58 | 4,297.58 | 2,148.79 | 2,889.14 | 0.00 |
| 125 | 240,920.55 | 60,523.35 | 301,443.90 | 3,436.00 | 649.91 | 4,085.91 | 2,042.96 | 295,315.03 | 0.00 |
| 126 | 52,980.86 | 23,266.65 | 76,247.51 | 13,477.00 | 2,549.16 | 16,026.16 | 8,013.08 | 52,208.27 | 0.00 |
| 127 | 153,529.99 | 133,585.77 | 287,115.76 | 149,731.00 | 28,321.40 | 178,052.40 | 89,026.20 | 20,037.16 | 0.00 |
| 128 | 150.34 | 204.07 | 354.41 | 95.00 | 17.97 | 112.97 | 56.49 | 184.95 | 0.00 |
| 129 | 24,076.47 | 16,118.95 | 40,195.42 | 16,223.00 | 3,068.56 | 19,291.56 | 9,645.78 | 11,258.08 | 0.00 |
| 130 | 45,994.29 | 40,463.62 | 86,457.91 | 32,691.00 | 6,183.46 | 38,874.46 | 19,437.23 | 28,146.22 | 0.00 |
| 131 | 81,005.52 | 38,822.40 | 119,827.92 | 9,477.00 | 1,792.56 | 11,269.56 | 5,634.78 | 102,923.58 | 0.00 |
| 132 | (1,214.96) | 1,116.20 | (98.76) | 1,119.00 | 211.66 | 1,330.66 | 665.33 | 0.00 | (2,094.75) |
| 133 | 57,065.60 | 5,004.45 | 62,070.05 | 3,348.00 | 633.27 | 3,981.27 | 1,990.64 | 56,098.14 | 0.00 |

| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/ Replacement/ Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|----------------|--|--------------------|---------------------------|------------------|--|--|
| 134 | 28,206.31 | 27,675.00 | 55,881.31 | 17,913.00 | 3,388.22 | 21,301.22 | 10,650.61 | 23,929.48 | 0.00 |
| 135 | 16,506.41 | 9,988.82 | 26,495.23 | 8,668.00 | 1,639.54 | 10,307.54 | 5,153.77 | 11,033.92 | 0.00 |
| 136 | 17,803.71 | 9,840.00 | 27,643.71 | 3,924.00 | 742.22 | 4,666.22 | 2,333.11 | 20,644.38 | 0.00 |
| 137 | 7,750.00 | 16,156.18 | 23,906.18 | 13,275.00 | 2,510.95 | 15,785.95 | 7,892.98 | 227.25 | (0.00) |
| 138 | 12,712.93 | 17,000.00 | 29,712.93 | 11,715.00 | 2,215.88 | 13,930.88 | 6,965.44 | 8,816.61 | 0.00 |
| 139 | 4,908.20 | 6,757.09 | 11,665.29 | 6,246.00 | 1,181.42 | 7,427.42 | 3,713.71 | 524.16 | 0.00 |
| 141 | 7,673.56 | 6,849.71 | 14,523.27 | 6,808.00 | 1,287.72 | 8,095.72 | 4,047.86 | 2,379.69 | 0.00 |
| 142 | 36,793.23 | 18,395.90 | 55,189.13 | 7,028.00 | 1,329.34 | 8,357.34 | 4,178.67 | 42,653.12 | 0.00 |
| 143 | 3,584.00 | 6,834.04 | 10,418.04 | 2,758.00 | 521.67 | 3,279.67 | 1,639.84 | 5,498.53 | 0.00 |
| 144 | 125.00 | 1,357.60 | 1,482.60 | 2,111.00 | 399.29 | 2,510.29 | 1,255.15 | 0.00 | (2,282.84) |
| 145 | 11,548.97 | 29,121.73 | 40,670.70 | 19,672.00 | 3,720.93 | 23,392.93 | 11,696.47 | 5,581.30 | 0.00 |
| 146 | 1,731.60 | 13,700.00 | 15,431.60 | 6,322.00 | 1,195.80 | 7,517.80 | 3,758.90 | 4,154.90 | 0.00 |
| 148 | 11,385.23 | 15,306.10 | 26,691.33 | 9,155.00 | 1,731.66 | 10,886.66 | 5,443.33 | 10,361.34 | 0.00 |
| 149 | 8,996.00 | 21,122.47 | 30,118.47 | 9,919.00 | 1,876.16 | 11,795.16 | 5,897.58 | 12,425.73 | 0.00 |
| 150 | 0.00 | 11,593.05 | 11,593.05 | 5,896.00 | 1,115.22 | 7,011.22 | 3,505.61 | 1,076.22 | 0.00 |
| 151 | 17,641.26 | 18,167.01 | 35,808.27 | 10,835.00 | 2,049.42 | 12,884.42 | 6,442.21 | 16,481.64 | 0.00 |
| 152 | 0.00 | 5,424.20 | 5,424.20 | 3,734.00 | 706.28 | 4,440.28 | 2,220.14 | 0.00 | (1,236.22) |
| 153 | 21,629.34 | 34,424.08 | 56,053.42 | 15,016.00 | 2,840.25 | 17,856.25 | 8,928.13 | 29,269.04 | 0.00 |
| 156 | 7,527.90 | 5,528.48 | 13,056.38 | 5,057.00 | 956.52 | 6,013.52 | 3,006.76 | 4,036.10 | 0.00 |
| 157 | 8,169.85 | 8,556.00 | 16,725.85 | 5,582.00 | 1,055.83 | 6,637.83 | 3,318.92 | 6,769.10 | 0.00 |



| Landscape Benefit Zone | Projected FY 2022/23 Balance | FY 2023/24 Assessment | Subtotal Funds | Maintenance Improvements and Utilities | Systems Management | Subtotal FY 2023/24 Costs | Tax Roll Reserve | Pending Projects/Replacement/Special Reserve | Projected FY 2023/24 Surplus/(Deficit) |
|------------------------|------------------------------|-----------------------|------------------------|--|---------------------|---------------------------|-----------------------|--|--|
| 160 | 23,117.12 | 22,158.71 | 45,275.83 | 13,926.00 | 2,634.08 | 16,560.08 | 8,280.04 | 20,435.71 | 0.00 |
| 161 | 0.00 | 3,517.83 | 3,517.83 | 3,470.00 | 656.35 | 4,126.35 | 2,063.18 | 0.00 | (2,671.71) |
| 162B | 0.00 | 8,161.76 | 8,161.76 | 4,550.00 | 860.63 | 5,410.63 | 2,705.32 | 45.81 | 0.00 |
| 162D | 0.00 | 23,588.50 | 23,588.50 | 13,200.00 | 2,496.76 | 15,696.76 | 7,848.38 | 43.36 | 0.00 |
| 162E | 0.00 | 14,216.32 | 14,216.32 | 7,950.00 | 1,503.73 | 9,453.73 | 4,726.87 | 35.72 | 0.00 |
| 164 | 0.00 | 13,550.59 | 13,550.59 | 5,891.00 | 1,114.27 | 7,005.27 | 3,502.64 | 3,042.68 | 0.00 |
| 165 | 0.00 | 5,078.85 | 5,078.85 | 2,646.00 | 500.49 | 3,146.49 | 1,573.25 | 359.11 | 0.00 |
| 168 | 0.00 | 8,186.70 | 8,186.70 | 4,290.00 | 811.45 | 5,101.45 | 2,550.73 | 534.52 | 0.00 |
| PK 4 | 140,372.61 | 171,065.85 | 311,438.46 | 53,986.32 | 10,211.44 | 64,197.76 | 32,098.88 | 215,141.82 | 0.00 |
| PK12 | 128,762.83 | 100,717.70 | 229,480.53 | 76,687.32 | 14,505.30 | 91,192.62 | 45,596.31 | 92,691.60 | 0.00 |
| PK13 | 71,607.90 | 48,283.75 | 119,891.65 | 31,467.56 | 5,952.04 | 37,419.60 | 18,709.80 | 63,762.25 | 0.00 |
| PK 14 | 162,011.80 | 163,767.93 | 325,779.73 | 103,740.64 | 19,622.39 | 123,363.03 | 61,681.52 | 140,735.18 | 0.00 |
| PK 16 | 187,124.23 | 273,227.59 | 460,351.82 | 181,056.81 | 34,246.64 | 215,303.45 | 107,651.73 | 137,396.64 | 0.00 |
| PK 18 | 149,373.23 | 102,850.89 | 252,224.12 | 62,352.38 | 11,793.86 | 74,146.24 | 37,073.12 | 141,004.76 | 0.00 |
| PK 19 | 45,333.02 | 66,825.35 | 112,158.37 | 23,482.73 | 4,441.71 | 27,924.44 | 13,962.22 | 70,271.71 | 0.00 |
| PK 21 | 51,555.93 | 26,800.07 | 78,356.00 | 62,084.09 | 11,743.12 | 73,827.21 | 10,719.01 | 0.00 | (6,190.22) |
| Totals | \$6,110,034.35 | \$3,930,335.11 | \$10,040,369.46 | \$2,669,161.07 | \$504,868.02 | \$3,174,029.09 | \$1,560,820.25 | \$5,393,624.99 | (\$88,104.87) |

⁽¹⁾ 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 2023/24 |
|---------------------------------|---------------------|
| Administration & Operations | \$478,051.00 |
| Office of the City Clerk | 1,150.00 |
| Assessment Engineering | 18,500.00 |
| County Charges | 7,167.00 |
| Total Systems Management | \$504,868.00 |

IV. METHOD OF APPORTIONMENT

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 163 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 2023/24, the ENR increase is 1.1%.

For Fiscal Year 2023/24, some of the maintenance expenditure costs are increasing higher than the ENR rate due to inflationary rates tied to the U.S. Consumer Price Index (CPI) rather than the ENR. Even though assessments in several zones have been increased greater than the ENR increase of 1.1%, the rates per zone remain below the approved maximum annual assessments.

For Benefit Zones 164 and greater, the maximum annual assessment shall be increased by an amount equal to the Consumer Price Index ("CPI") from January to January for the Riverside-San Bernardino-Ontario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics. 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 2023/24, the CPI assessment increase rate is 7.33%.

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, 2023 to June 30, 2024, reference is made to the Assessment Roll included herein as Exhibit B.

V. ASSESSMENT ROLL

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 2023/24 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 2023/24 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 2023/24 ASSESSMENT ROLL (BY BENEFIT ZONE)
LANDSCAPING MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

| Benefit Zone | Benefit Units | Dollar Levied per Unit | Landscaping | | | Dollar Levied per Unit | Parks | | | Total FY 2023/24 Assessment |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum 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 | \$80.14 | 8,975.68 | \$80.14 | 8,975.68 | \$0.00 | 0.00 | \$0.00 | 0.00 | 8,975.68 |
| 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 | Dollar Levied per Unit | Landscaping | | | Dollar Levied per Unit | Parks | | | Total FY 2023/24 Assessment |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum 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 | 4,890.04 | \$2.47 | 12,078.41 | \$2.47 | 12,078.41 | \$0.00 | 0.00 | \$0.00 | 0.00 | 12,078.41 |
| 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 | \$545.76 | 21,950.47 | \$593.09 | 23,854.14 | \$0.00 | 0.00 | \$0.00 | 0.00 | 21,950.47 |
| 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 | \$200.00 | 64,400.00 | \$302.72 | 97,474.61 | \$110.99 | 35,738.78 | \$110.99 | 35,738.00 | 100,138.78 |
| 36 | 310.00 | \$131.06 | 40,628.60 | \$131.07 | 40,631.64 | \$0.00 | 0.00 | \$0.00 | 0.00 | 40,628.60 |
| 37 | 181.00 | \$63.82 | 11,551.42 | \$99.30 | 17,973.46 | \$0.00 | 0.00 | \$0.00 | 0.00 | 11,551.42 |
| 38 | 1,094.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$152.98 | 167,360.12 | \$152.98 | 167,365.06 | 167,360.12 |
| 39 | 109.00 | \$149.60 | 16,306.03 | \$149.60 | 16,306.03 | \$0.00 | 0.00 | \$0.00 | 0.00 | 16,306.03 |
| 40 | 92.00 | \$88.44 | 8,136.48 | \$88.44 | 8,136.94 | \$0.00 | 0.00 | \$0.00 | 0.00 | 8,136.48 |
| 41 | 33.00 | \$0.00 | 0.00 | \$124.81 | 4,118.81 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 42 | 142.00 | \$289.64 | 41,128.58 | \$289.64 | 41,128.58 | \$85.34 | 12,118.28 | \$85.34 | 12,118.07 | 53,246.86 |

| Benefit Zone | Benefit Units | Landscaping | | | | Parks | | | | Total |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 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 | 0.00 | \$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 | \$200.03 | 11,601.47 | \$200.03 | 11,601.47 | \$0.00 | 0.00 | \$0.00 | 0.00 | 11,601.47 |
| 50 | 494.00 | \$127.54 | 63,003.04 | \$127.54 | 63,003.04 | \$380.39 | 187,912.66 | \$380.39 | 187,912.04 | 250,915.70 |
| 51 | 103.00 | \$126.48 | 13,027.44 | \$126.48 | 13,027.61 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,027.44 |
| 52 | 200.00 | \$390.00 | 78,000.00 | \$423.70 | 84,739.64 | \$0.00 | 0.00 | \$0.00 | 0.00 | 78,000.00 |
| 53 | 519.00 | \$650.23 | 337,469.37 | \$722.04 | 374,739.43 | \$0.00 | 0.00 | \$0.00 | 0.00 | 337,469.37 |
| 54 | 67.00 | \$247.53 | 16,584.18 | \$247.53 | 16,584.18 | \$0.00 | 0.00 | \$0.00 | 0.00 | 16,584.18 |
| 55 | 81.00 | \$120.51 | 9,761.31 | \$120.51 | 9,761.31 | \$0.00 | 0.00 | \$0.00 | 0.00 | 9,761.31 |
| 56 | 95.00 | \$170.82 | 16,227.60 | \$170.82 | 16,227.60 | \$0.00 | 0.00 | \$0.00 | 0.00 | 16,227.60 |
| 57 | 147.00 | \$269.68 | 39,642.57 | \$269.68 | 39,642.57 | \$73.71 | 10,835.37 | \$73.71 | 10,835.67 | 50,477.94 |
| 59 | 378.00 | \$198.00 | 74,844.00 | \$243.96 | 92,217.30 | \$0.00 | 0.00 | \$0.00 | 0.00 | 74,844.00 |
| 60 | 393.00 | \$140.78 | 55,326.03 | \$140.78 | 55,326.03 | \$300.14 | 117,955.02 | \$300.14 | 117,953.28 | 173,281.05 |
| 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 | \$117.89 | 39,374.96 | \$117.89 | 39,374.96 | \$456.15 | 152,354.10 | \$456.15 | 152,355.13 | 191,729.06 |

| Benefit Zone | Benefit Units | Landscaping | | | | Parks | | | | Total |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment |
| 64 | 247.00 | \$0.00 | 0.00 | \$77.90 | 19,240.39 | \$259.85 | 64,182.95 | \$259.85 | 64,182.26 | 64,182.95 |
| 65 | 1.00 | \$3,280.30 | 3,280.30 | \$3,280.30 | 3,280.30 | \$0.00 | 0.00 | \$0.00 | 0.00 | 3,280.30 |
| 66 | 112.00 | \$135.34 | 15,158.08 | \$135.34 | 15,158.14 | \$0.00 | 0.00 | \$0.00 | 0.00 | 15,158.08 |
| 67 | 24.16 | \$493.81 | 11,930.45 | \$493.81 | 11,930.47 | \$0.00 | 0.00 | \$0.00 | 0.00 | 11,930.45 |
| 68 | 8.01 | \$0.00 | 0.00 | \$269.28 | 2,156.92 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 69 | 19.00 | \$88.33 | 1,678.27 | \$88.33 | 1,678.31 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,678.27 |
| 70 | 371.00 | \$175.00 | 64,925.00 | \$226.63 | 84,080.70 | \$0.00 | 0.00 | \$0.00 | 0.00 | 64,925.00 |
| 71 | 199.00 | \$136.76 | 27,215.24 | \$136.76 | 27,216.05 | \$456.15 | 90,773.85 | \$456.15 | 90,774.46 | 117,989.09 |
| 72 | 279.00 | \$136.46 | 38,071.45 | \$136.46 | 38,071.45 | \$387.00 | 107,973.00 | \$387.00 | 107,973.19 | 146,044.45 |
| 73 | 170.00 | \$143.48 | 24,391.60 | \$143.48 | 24,392.01 | \$0.00 | 0.00 | \$249.72 | 42,451.85 | 24,391.60 |
| 74 | 75.00 | \$257.14 | 19,285.50 | \$257.14 | 19,285.64 | \$0.00 | 0.00 | \$0.00 | 0.00 | 19,285.50 |
| 75 | 386.00 | \$270.38 | 104,366.68 | \$270.38 | 104,368.22 | \$0.00 | 0.00 | \$0.00 | 0.00 | 104,366.68 |
| 76 | 4.42 | \$838.19 | 3,704.80 | \$838.19 | 3,704.80 | \$0.00 | 0.00 | \$0.00 | 0.00 | 3,704.80 |
| 78 | 57.00 | \$0.00 | 0.00 | \$46.66 | 2,659.62 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 79 | 168.00 | \$0.00 | 0.00 | \$229.95 | 38,631.74 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 80 | 34.35 | \$407.46 | 13,996.09 | \$407.46 | 13,996.09 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,996.09 |
| 81 | 23.76 | \$825.00 | 19,602.00 | \$1,649.30 | 39,187.38 | \$0.00 | 0.00 | \$0.00 | 0.00 | 19,602.00 |
| 82 | 23.75 | \$0.00 | 0.00 | \$135.08 | 3,208.26 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 83 | 9.00 | \$0.00 | 0.00 | \$687.52 | 6,187.66 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 84 | 1.00 | \$10,429.80 | 10,429.80 | \$10,429.80 | 10,429.80 | \$0.00 | 0.00 | \$0.00 | 0.00 | 10,429.80 |

| Benefit Zone | Benefit Units | Dollar Levied per Unit | Landscaping | | | Dollar Levied per Unit | Parks | | | Total | |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|-----------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment | |
| 85 | 1.00 | \$6,371.72 | 6,371.72 | \$6,371.72 | 6,371.72 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,371.72 | |
| 86 | 1.00 | \$22,000.00 | 22,000.00 | \$60,917.09 | 60,917.09 | \$0.00 | 0.00 | \$0.00 | 0.00 | 22,000.00 | |
| 87 | 85.55 | \$200.00 | 17,110.00 | \$308.77 | 26,415.18 | \$0.00 | 0.00 | \$0.00 | 0.00 | 17,110.00 | |
| 88 | 127.00 | \$0.00 | 0.00 | \$102.03 | 12,957.19 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 | |
| 89 | 1.00 | \$1,362.81 | 1,362.81 | \$1,362.81 | 1,362.81 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,362.81 | |
| 90 | 1.00 | \$18,481.16 | 18,481.16 | \$25,503.40 | 25,503.40 | \$0.00 | 0.00 | \$0.00 | 0.00 | 18,481.16 | |
| 91 | M & P | \$9,187.44 | 9,187.44 | \$9,187.44 | 9,187.44 | \$0.00 | 0.00 | \$0.00 | 0.00 | 9,187.44 | |
| 92 | 1.33 | \$4,599.17 | 6,116.90 | \$4,599.17 | 6,116.90 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,116.90 | |
| 93 | 1.00 | \$1,149.44 | 1,149.44 | \$1,149.44 | 1,149.44 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,149.44 | |
| 94 | M & P | 75.02 | \$750.00 | 56,265.00 | \$829.97 | 62,264.01 | \$0.00 | 0.00 | \$0.00 | 56,265.00 | |
| 95 | M & P | 1.00 | \$1,871.88 | 1,871.88 | \$1,871.88 | 1,871.88 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,871.88 |
| 96 | M & P | 90.69 | \$577.69 | 52,390.71 | \$796.88 | 72,268.63 | \$0.00 | 0.00 | \$0.00 | 0.00 | 52,390.71 |
| 97 | M & P | 45.23 | \$868.12 | 39,265.07 | \$1,087.73 | 49,198.12 | \$0.00 | 0.00 | \$0.00 | 0.00 | 39,265.07 |
| 98 | M & P | 1.00 | \$11,494.94 | 11,494.94 | \$11,494.94 | 11,494.94 | \$0.00 | 0.00 | \$0.00 | 0.00 | 11,494.94 |
| 99 | M & P | 2.75 | \$3,120.94 | 8,582.59 | \$3,120.94 | 8,582.59 | \$0.00 | 0.00 | \$0.00 | 0.00 | 8,582.59 |
| 100 | 1.00 | \$2,893.66 | 2,893.66 | \$2,893.66 | 2,893.66 | \$0.00 | 0.00 | \$0.00 | 0.00 | 2,893.66 | |
| 101 | 60.00 | \$71.15 | 4,269.00 | \$71.75 | 4,305.09 | \$63.35 | 3,801.00 | \$63.35 | 3,800.96 | 8,070.00 | |
| 102 | 40.00 | \$71.15 | 2,846.00 | \$71.75 | 2,870.06 | \$63.35 | 2,534.00 | \$63.35 | 2,533.97 | 5,380.00 | |
| 103 | M | 1.00 | \$0.00 | 0.00 | \$2,779.65 | 2,779.65 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 103 | P | 1.00 | \$0.00 | 0.00 | \$46,623.30 | 46,623.30 | \$0.00 | 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 | Dollar Levied per Unit | Landscaping | | | Parks | | | Total | | |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|-----------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment | |
| 104 | 496.00 | \$300.00 | 148,800.00 | \$501.71 | 248,846.76 | \$0.00 | 0.00 | \$0.00 | 0.00 | 148,800.00 | |
| 105 | 1.00 | \$13,207.94 | 13,207.94 | \$23,890.47 | 23,890.47 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,207.94 | |
| 106 | M & P | 1.00 | \$2,000.00 | 2,000.00 | \$3,508.37 | 3,508.37 | \$0.00 | 0.00 | \$0.00 | 2,000.00 | |
| 107 | M & P | 1.00 | \$34,713.71 | 34,713.71 | \$53,287.07 | 53,287.07 | \$0.00 | 0.00 | \$0.00 | 34,713.71 | |
| 108 | M & P | 1.00 | \$18,979.40 | 18,979.40 | \$24,543.92 | 24,543.92 | \$0.00 | 0.00 | \$0.00 | 18,979.40 | |
| 109 | | 1.00 | \$3,084.80 | 3,084.80 | \$3,084.80 | 3,084.80 | \$0.00 | 0.00 | \$0.00 | 0.00 | 3,084.80 |
| 111 | M & P | 1.00 | \$0.00 | 0.00 | \$1,004.63 | 1,004.63 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 112 | M & P | 1.00 | \$0.00 | 0.00 | \$2,089.18 | 2,089.18 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 113 | M & P | 31.11 | \$700.00 | 21,777.00 | \$824.72 | 25,657.10 | \$0.00 | 0.00 | \$0.00 | 0.00 | 21,777.00 |
| 114 | M & P | 14.04 | \$1,292.13 | 18,141.51 | \$1,292.13 | 18,141.51 | \$0.00 | 0.00 | \$0.00 | 0.00 | 18,141.51 |
| 115 | M & P | 1.00 | \$6,117.92 | 6,117.92 | \$6,117.92 | 6,117.92 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,117.92 |
| 116 | M & P | 9.06 | \$1,520.44 | 13,775.19 | \$1,965.43 | 17,806.82 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,775.19 |
| 117 | M & E & S | 1.38 | \$0.00 | 0.00 | \$27,904.58 | 38,508.32 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 118 | | 0.48 | \$2,491.61 | 1,195.97 | \$2,491.66 | 1,196.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,195.97 |
| 119 | M & P | 1.00 | \$0.00 | 0.00 | \$5,439.32 | 5,439.32 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 120 | M & P | 1.00 | \$3,094.90 | 3,094.90 | \$3,094.90 | 3,094.90 | \$0.00 | 0.00 | \$0.00 | 0.00 | 3,094.90 |
| 121 | M & P | 21.81 | \$1,388.03 | 30,272.93 | \$1,428.06 | 31,146.10 | \$0.00 | 0.00 | \$0.00 | 0.00 | 30,272.93 |
| 122 | | 43.15 | \$544.21 | 23,482.66 | \$564.02 | 24,337.29 | \$0.00 | 0.00 | \$0.00 | 0.00 | 23,482.66 |
| 123 | | 1.00 | \$5,214.33 | 5,214.33 | \$5,214.33 | 5,214.33 | \$0.00 | 0.00 | \$0.00 | 0.00 | 5,214.33 |
| 124 | M & P | 5.12 | \$900.00 | 4,608.00 | \$988.42 | 5,060.71 | \$0.00 | 0.00 | \$0.00 | 0.00 | 4,608.00 |

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 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment |
| 125 | M & P | 84.19 | \$718.89 | 60,523.35 | \$904.59 | 76,157.84 | \$0.00 | 0.00 | \$0.00 | 0.00 | 60,523.35 |
| 126 | M & P | 68.52 | \$339.56 | 23,266.65 | \$351.94 | 24,114.69 | \$0.00 | 0.00 | \$0.00 | 0.00 | 23,266.65 |
| 127 | | 308.00 | \$433.72 | 133,585.77 | \$495.61 | 152,648.96 | \$0.00 | 0.00 | \$162.61 | 50,083.65 | 133,585.77 |
| 128 | | 1.00 | \$204.07 | 204.07 | \$204.07 | 204.07 | \$0.00 | 0.00 | \$0.00 | 0.00 | 204.07 |
| 129 | | 7.48 | \$2,154.94 | 16,118.95 | \$2,154.94 | 16,118.95 | \$0.00 | 0.00 | \$0.00 | 0.00 | 16,118.95 |
| 130 | E,M,P,S | 23.13 | \$1,749.40 | 40,463.62 | \$2,094.83 | 48,453.49 | \$0.00 | 0.00 | \$0.00 | 0.00 | 40,463.62 |
| 131 | | 1.00 | \$38,822.40 | 38,822.40 | \$49,167.13 | 49,167.13 | \$0.00 | 0.00 | \$0.00 | 0.00 | 38,822.40 |
| 132 | | 3.25 | \$343.45 | 1,116.20 | \$343.45 | 1,116.20 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,116.20 |
| 133 | M & P | 1.00 | \$5,004.45 | 5,004.45 | \$57,022.83 | 57,022.83 | \$0.00 | 0.00 | \$0.00 | 0.00 | 5,004.45 |
| 134 | M & P | 30.75 | \$900.00 | 27,675.00 | \$997.91 | 30,685.88 | \$0.00 | 0.00 | \$0.00 | 0.00 | 27,675.00 |
| 135 | M & P | 1.00 | \$9,988.82 | 9,988.82 | \$12,051.26 | 12,051.26 | \$0.00 | 0.00 | \$0.00 | 0.00 | 9,988.82 |
| 136 | M,O,P | 3.28 | \$3,000.00 | 9,840.00 | \$8,314.62 | 27,271.95 | \$0.00 | 0.00 | \$0.00 | 0.00 | 9,840.00 |
| 137 | M & P | 1.00 | \$16,156.18 | 16,156.18 | \$16,156.18 | 16,156.18 | \$0.00 | 0.00 | \$0.00 | 0.00 | 16,156.18 |
| 138 | M & P | 1.00 | \$17,000.00 | 17,000.00 | \$19,273.99 | 19,273.99 | \$0.00 | 0.00 | \$0.00 | 0.00 | 17,000.00 |
| 139 | M & P | 2.81 | \$2,404.66 | 6,757.09 | \$2,404.66 | 6,757.09 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,757.09 |
| 140 | | 43.26 | \$0.00 | 0.00 | \$802.61 | 34,720.94 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 141 | M & P | 4.10 | \$1,670.66 | 6,849.71 | \$1,670.66 | 6,849.72 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,849.71 |
| 142 | M & P | 1.00 | \$18,395.90 | 18,395.90 | \$21,790.28 | 21,790.28 | \$0.00 | 0.00 | \$0.00 | 0.00 | 18,395.90 |
| 143 | | 2.05 | \$3,333.68 | 6,834.04 | \$3,333.68 | 6,834.04 | \$0.00 | 0.00 | \$0.00 | 0.00 | 6,834.04 |
| 144 | M & P | 1.00 | \$1,357.60 | 1,357.60 | \$1,357.60 | 1,357.60 | \$0.00 | 0.00 | \$0.00 | 0.00 | 1,357.60 |

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 | Dollar Levied per Unit | Landscaping | | | Dollar Levied per Unit | Parks | | | Total FY 2023/24 Assessment |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | |
| 145 | 54.70 | \$532.39 | 29,121.73 | \$532.39 | 29,121.76 | \$0.00 | 0.00 | \$0.00 | 0.00 | 29,121.73 |
| 146 | 1.00 | \$13,700.00 | 13,700.00 | \$15,143.93 | 15,143.93 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,700.00 |
| 148 | 128.00 | \$119.58 | 15,306.10 | \$119.58 | 15,306.10 | \$0.00 | 0.00 | \$0.00 | 0.00 | 15,306.10 |
| 149 | 1.00 | \$21,122.47 | 21,122.47 | \$21,122.47 | 21,122.47 | \$0.00 | 0.00 | \$0.00 | 0.00 | 21,122.47 |
| 150 | 8.28 | \$1,400.13 | 11,593.05 | \$1,400.13 | 11,593.05 | \$0.00 | 0.00 | \$0.00 | 0.00 | 11,593.05 |
| 151 | 1.00 | \$18,167.01 | 18,167.01 | \$18,167.01 | 18,167.01 | \$0.00 | 0.00 | \$0.00 | 0.00 | 18,167.01 |
| 152 | 1.00 | \$5,424.20 | 5,424.20 | \$5,424.20 | 5,424.20 | \$0.00 | 0.00 | \$0.00 | 0.00 | 5,424.20 |
| 153 | 25.26 | \$1,362.79 | 34,424.08 | \$1,603.29 | 40,498.99 | \$0.00 | 0.00 | \$0.00 | 0.00 | 34,424.08 |
| 154 | 270.00 | \$0.00 | 0.00 | \$322.74 | 87,139.31 | \$0.00 | 0.00 | \$81.07 | 21,889.21 | 0.00 |
| 155 | 1.71 | \$0.00 | 0.00 | \$1,219.10 | 2,084.66 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 156 | 15.60 | \$354.39 | 5,528.48 | \$354.39 | 5,528.55 | \$0.00 | 0.00 | \$0.00 | 0.00 | 5,528.48 |
| 157 | 2.00 | \$4,278.00 | 8,556.00 | \$4,278.00 | 8,556.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | 8,556.00 |
| 158 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 159 | 1.00 | \$0.00 | 0.00 | \$3,557.76 | 3,557.76 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 160 | 55.26 | \$400.99 | 22,158.71 | \$400.99 | 22,158.87 | \$0.00 | 0.00 | \$0.00 | 0.00 | 22,158.71 |
| 161 | 6.31 | \$557.50 | 3,517.83 | \$557.50 | 3,517.84 | \$0.00 | 0.00 | \$0.00 | 0.00 | 3,517.83 |
| 162A | 253.00 | \$0.00 | 0.00 | \$213.29 | 53,961.41 | \$0.00 | 0.00 | \$216.06 | 54,661.99 | 0.00 |
| 162B | 116.00 | \$70.36 | 8,161.76 | \$478.14 | 55,464.39 | \$0.00 | 0.00 | \$216.06 | 25,062.42 | 8,161.76 |
| 162C | 228.00 | \$0.00 | 0.00 | \$478.14 | 109,016.21 | \$0.00 | 0.00 | \$216.06 | 49,260.61 | 0.00 |
| 162D | 191.00 | \$123.50 | 23,588.50 | \$516.43 | 98,638.95 | \$0.00 | 0.00 | \$216.06 | 41,266.56 | 23,588.50 |

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 | Dollar Levied per Unit | Landscaping | | | Dollar Levied per Unit | Parks | | | Total FY 2023/24 Assessment |
|-----------------------------|---------------|------------------------|-----------------------|---------------------|-----------------------|------------------------|-----------------------|---------------------|-----------------------|-----------------------------|
| | | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | |
| 162E | 97.00 | \$146.56 | 14,216.32 | \$419.33 | 40,675.18 | \$0.00 | 0.00 | \$216.06 | 20,957.37 | 14,216.32 |
| 162F | 376.00 | \$0.00 | 0.00 | \$203.00 | 76,328.38 | \$0.00 | 0.00 | \$216.06 | 81,236.80 | 0.00 |
| 163 | 11.71 | \$0.00 | 0.00 | \$969.05 | 11,347.58 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 164 | 1.00 | \$13,550.59 | 13,550.59 | \$13,550.59 | 13,550.59 | \$0.00 | 0.00 | \$0.00 | 0.00 | 13,550.59 |
| 165 | 9.56 | \$531.26 | 5,078.85 | \$531.26 | 5,078.85 | \$0.00 | 0.00 | \$0.00 | 0.00 | 5,078.85 |
| 166 | 216.89 | \$0.00 | 0.00 | \$39.58 | 8,584.65 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 167 | 9.54 | \$0.00 | 0.00 | \$694.48 | 6,625.30 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| 168 | 5.00 | \$1,637.34 | 8,186.70 | \$1,637.34 | 8,186.72 | \$0.00 | 0.00 | \$0.00 | 0.00 | 8,186.70 |
| 169 | 9.69 | \$0.00 | 0.00 | \$374.27 | 3,626.70 | \$0.00 | 0.00 | \$0.00 | 0.00 | 0.00 |
| Totals⁽¹⁾ | | | \$2,976,795.98 | | \$4,228,910.89 | | \$953,539.13 | | \$1,340,412.56 | \$3,930,335.11 |

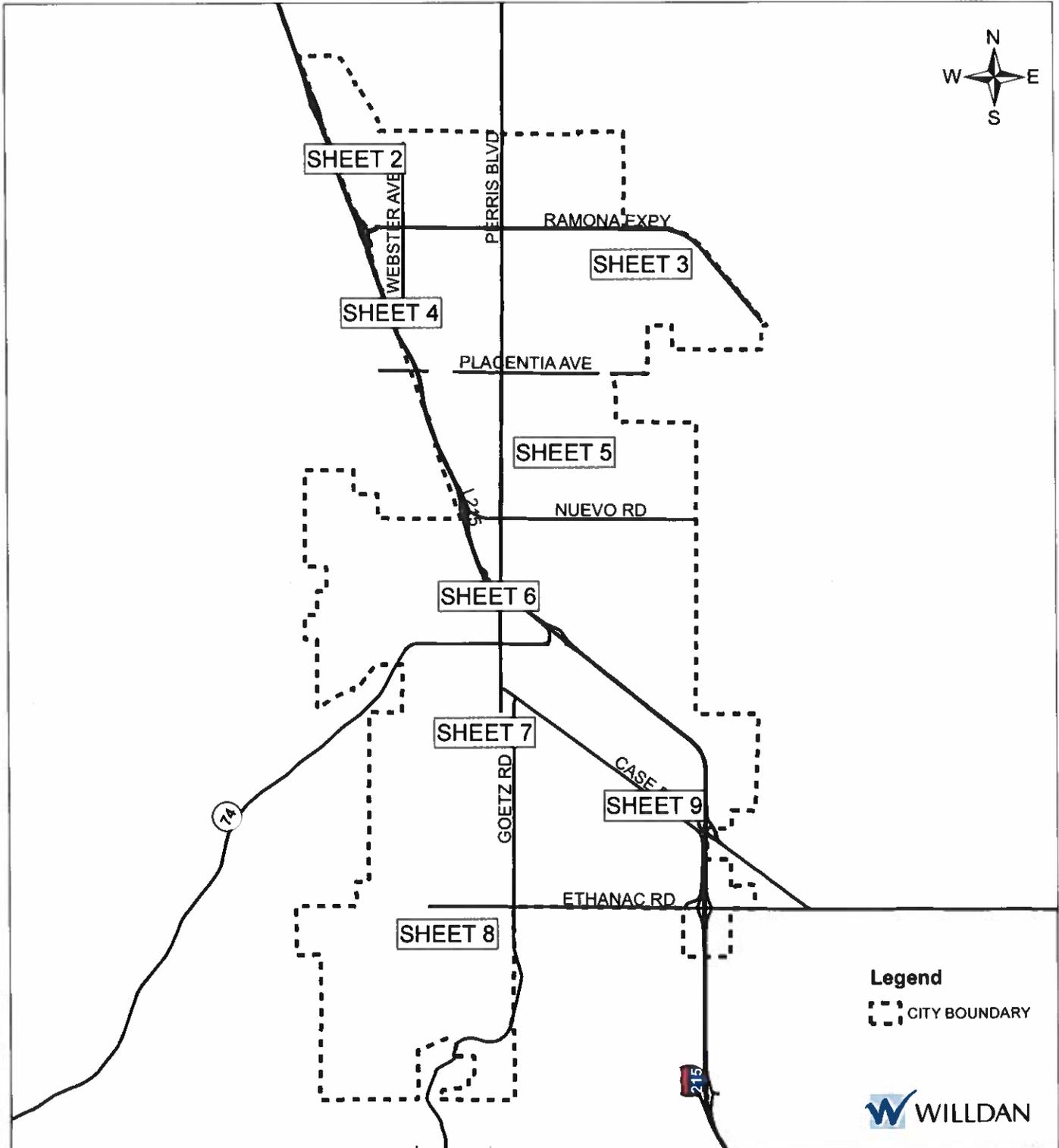
E - designated assessment for entrance; M - designated assessment for medians; O - designated assessment for owner maintained; P - designated assessment for parkways and other landscaping; S - designated assessment for slopes

⁽¹⁾ Totals may not foot with Assessment Roll shown as Exhibit B due to even penny rounding required by Riverside County.

EXHIBIT A – FISCAL YEAR 2023/24 DIAGRAM

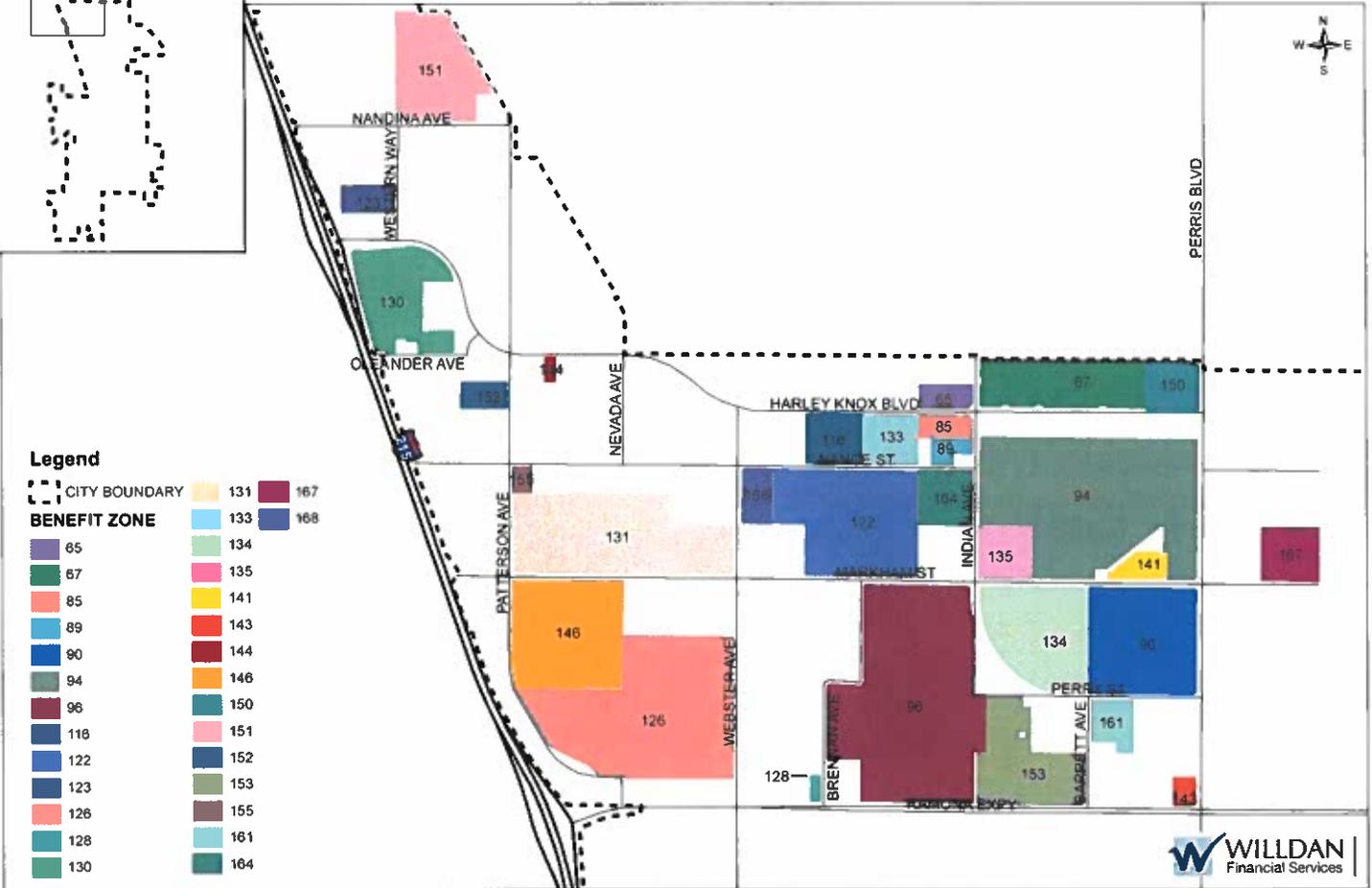
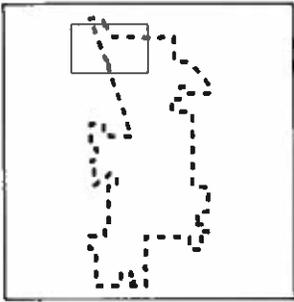
The Fiscal Year 2023/24 Diagram is incorporated herein as Exhibit A.

**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 1 OF 10**



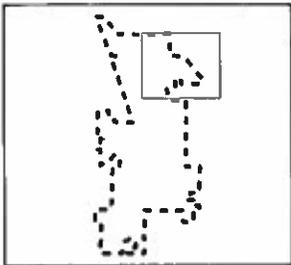
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 2 OF 10**

VICINITY MAP



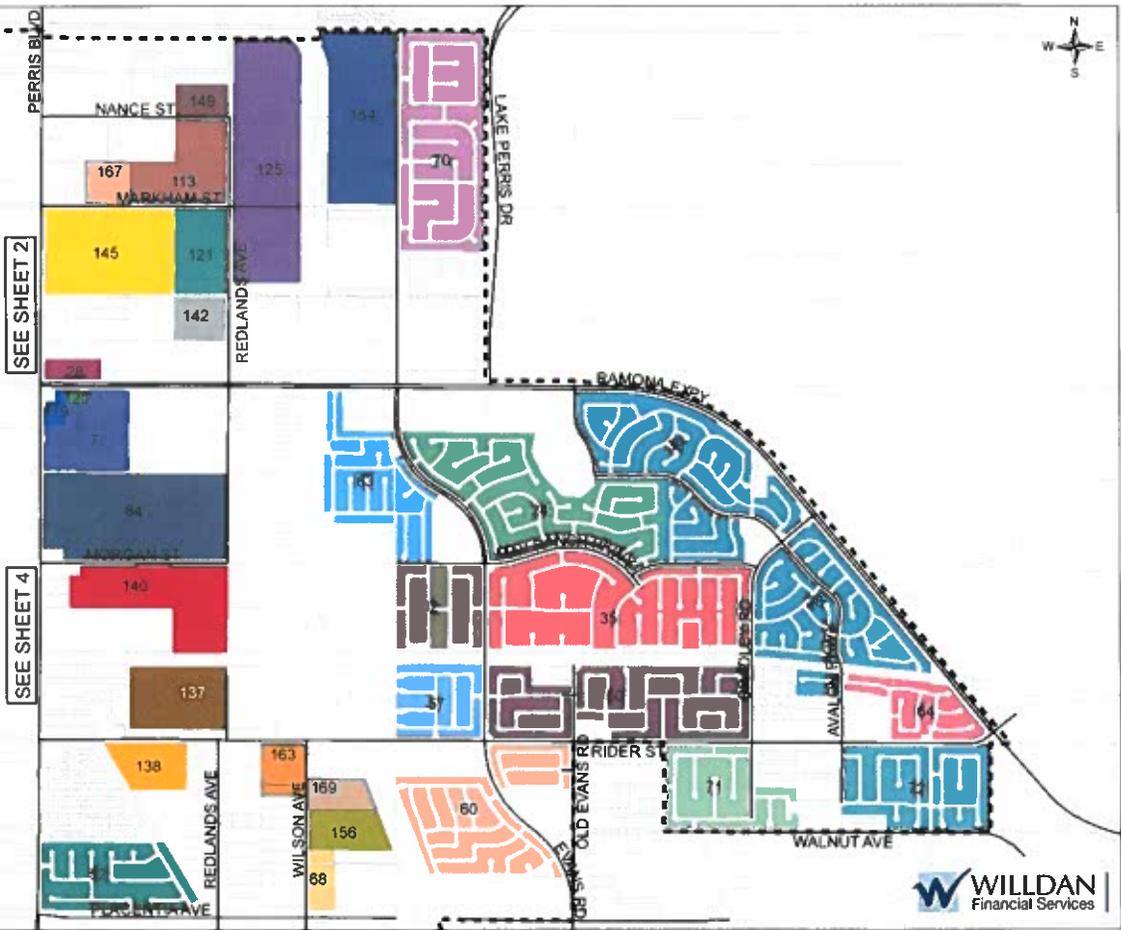
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 3 OF 10**

VICINITY MAP



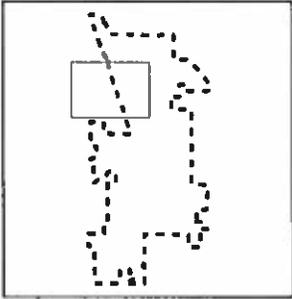
Legend

| | | |
|---------------------|-----|-----|
| CITY BOUNDARY | 71 | 167 |
| BENEFIT ZONE | 72 | 169 |
| 7 | 84 | |
| 24 | 113 | |
| 26 | 119 | |
| 35 | 120 | |
| 38 | 121 | |
| 42 | 125 | |
| 45 | 137 | |
| 50 | 138 | |
| 52 | 140 | |
| 57 | 142 | |
| 60 | 145 | |
| 63 | 149 | |
| 64 | 154 | |
| 68 | 156 | |
| 70 | 163 | |



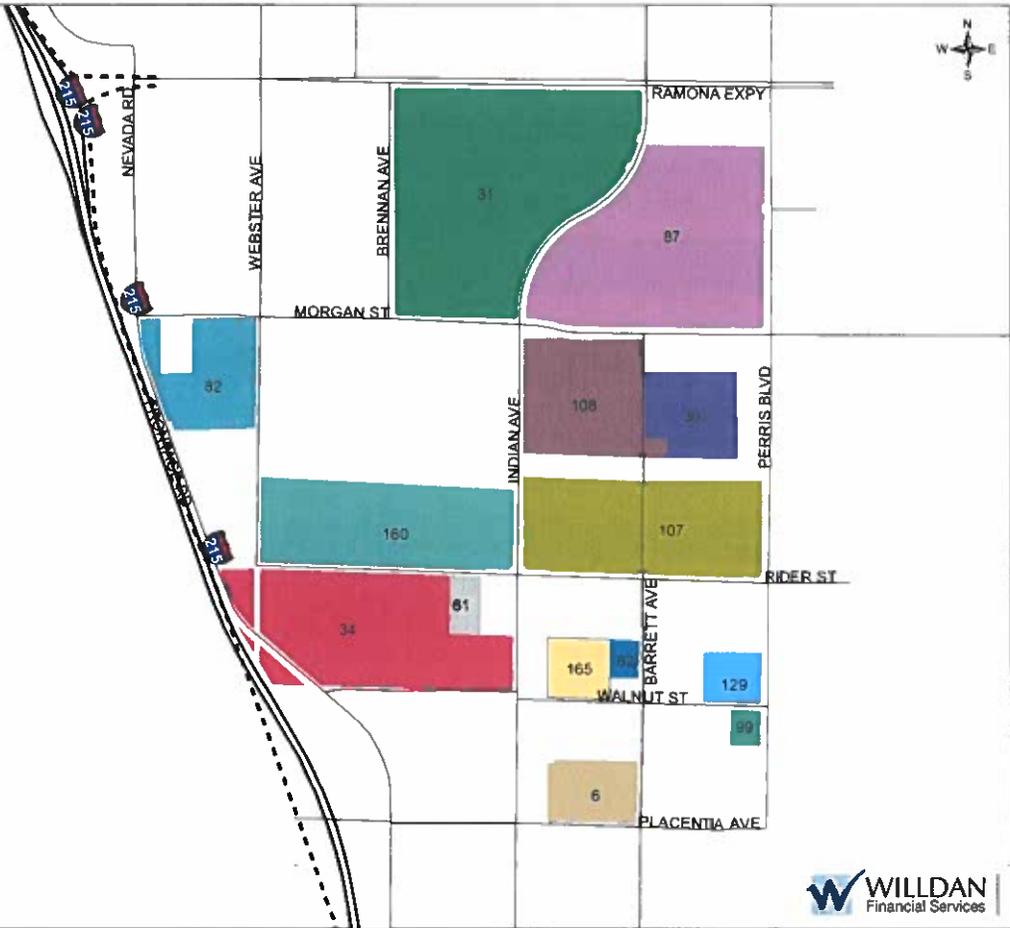
**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 4 OF 10**

VICINITY MAP



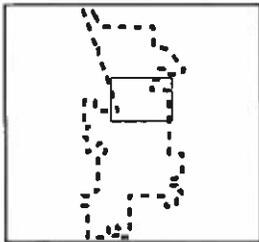
Legend

-  CITY BOUNDARY
-  6
-  30
-  31
-  34
-  81
-  82
-  82
-  87
-  99
-  107
-  108
-  129
-  160
-  165



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 5 OF 10**

VICINITY MAP



Legend

CITY BOUNDARY

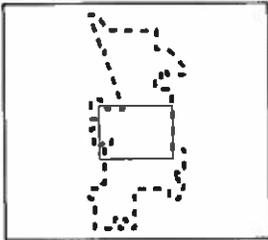
BENEFIT ZONE

- | | |
|----|-----|
| 1A | 45 |
| 2 | 49 |
| 5 | 59 |
| 9 | 60 |
| 11 | 73 |
| 12 | 74 |
| 15 | 76 |
| 16 | 97 |
| 21 | 103 |
| 23 | 104 |
| 27 | 114 |
| 37 | 115 |
| 40 | 117 |
| 43 | 148 |
| | 157 |

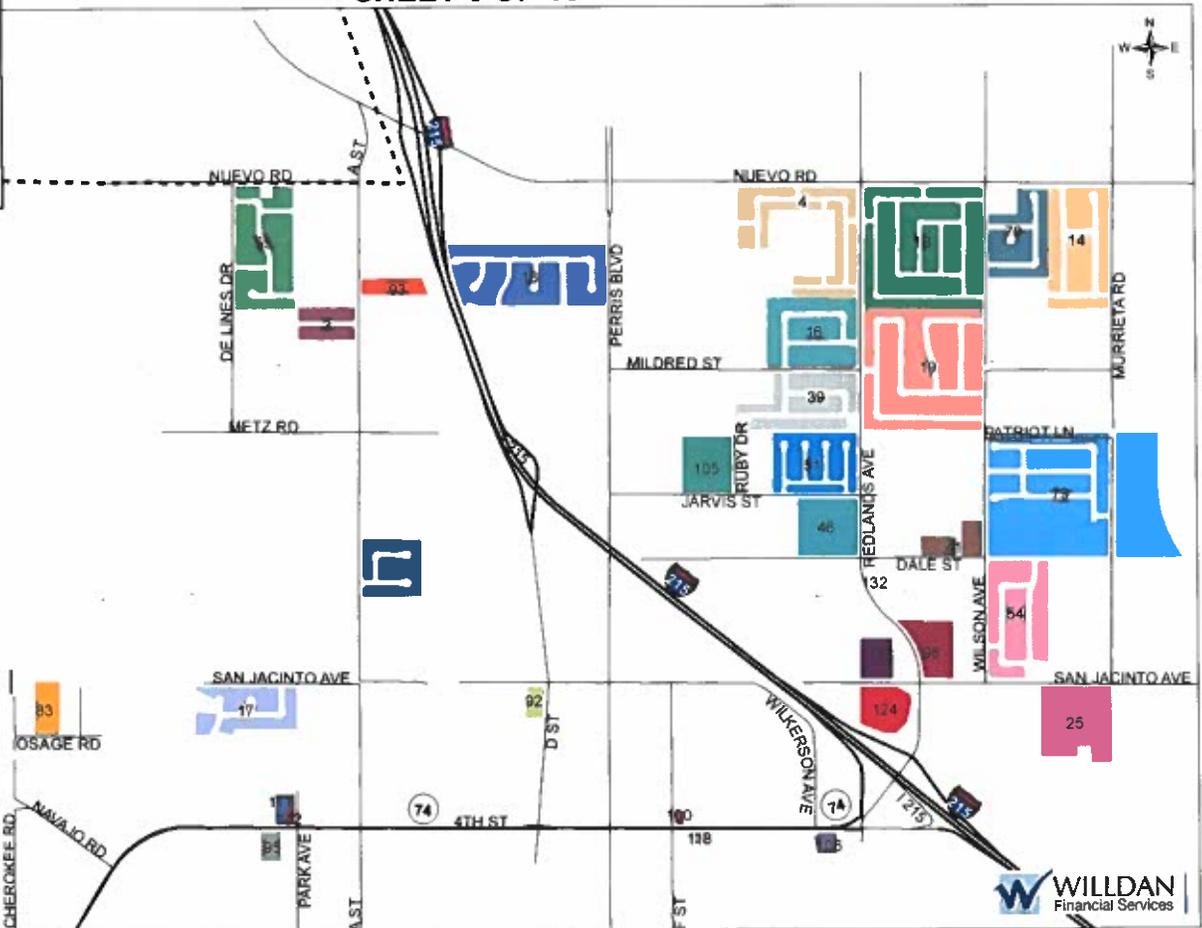


**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 6 OF 10**

VICINITY MAP

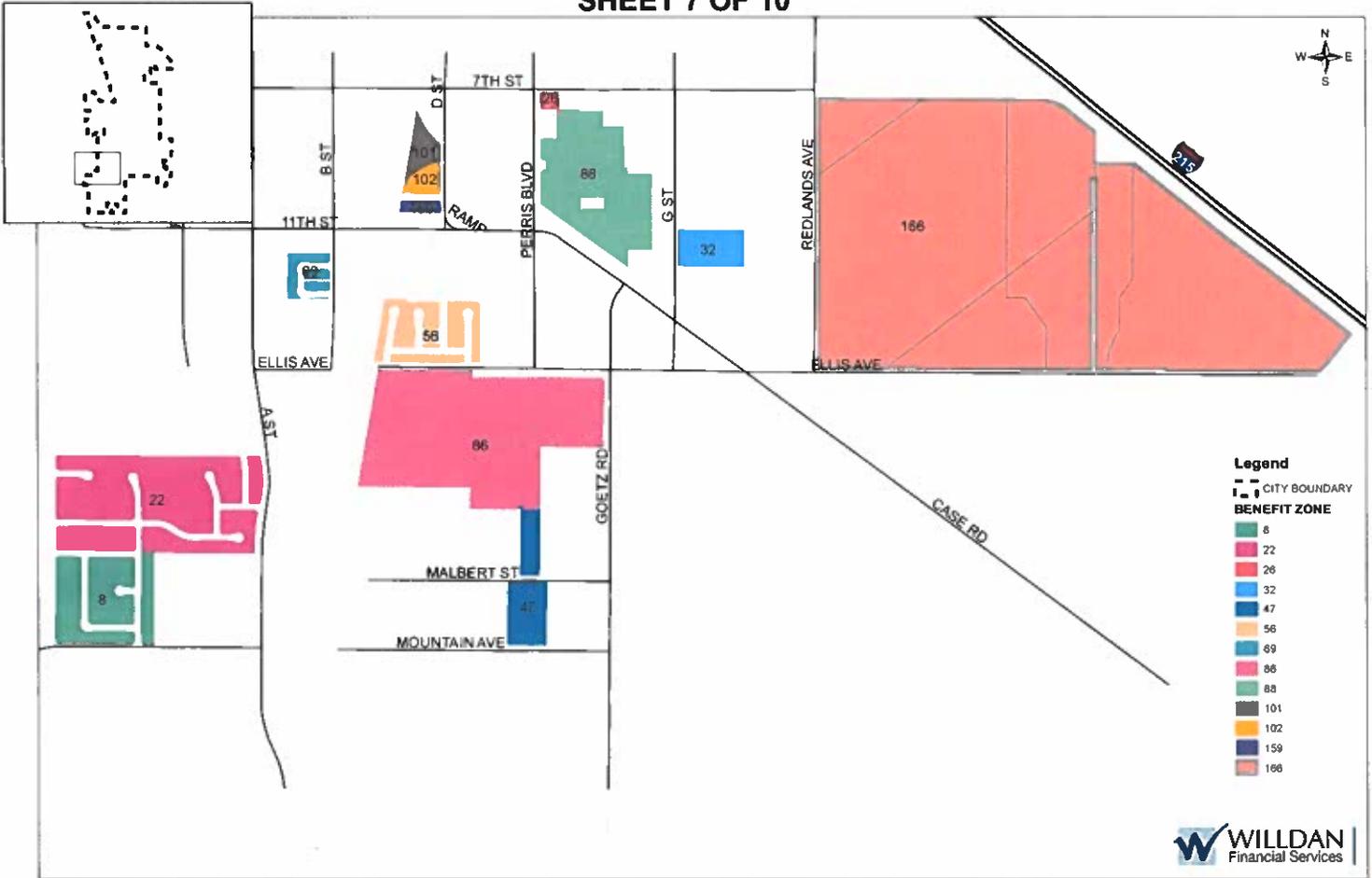


- Legend**
- CITY BOUNDARY
 - BENEFIT ZONE**
 - 18
 - 3
 - 4
 - 13
 - 14
 - 16
 - 17
 - 19
 - 20
 - 25
 - 39
 - 41
 - 46
 - 51
 - 54
 - 55
 - 78
 - 79
 - 83
 - 92
 - 93
 - 95
 - 98
 - 100
 - 105
 - 106
 - 111
 - 112
 - 118
 - 124
 - 132



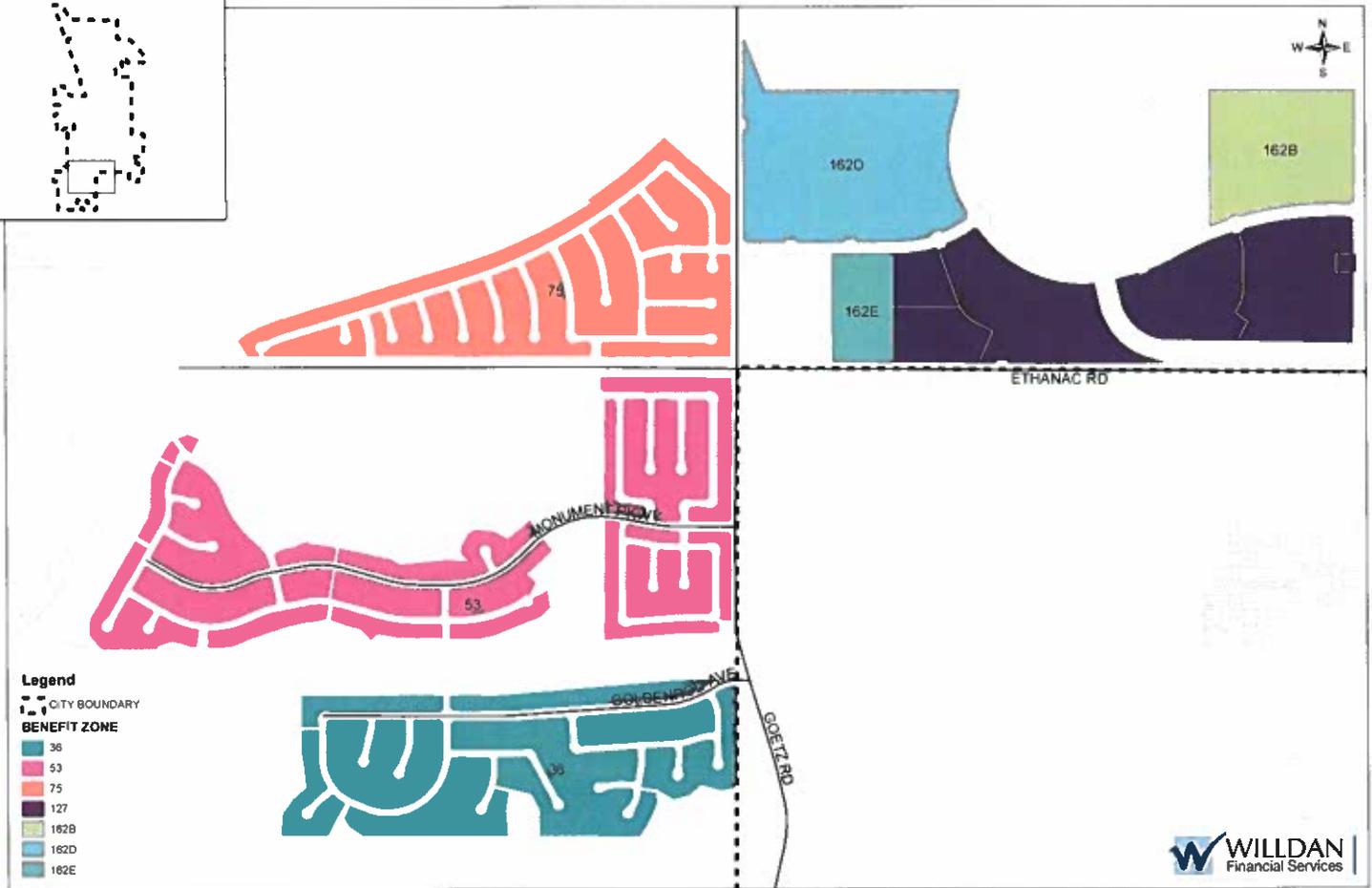
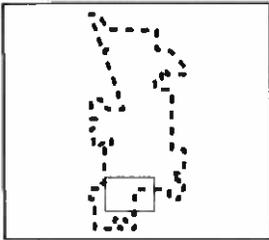
**DIAGRAM OF
 LANDSCAPE MAINTENANCE DISTRICT NO. 1
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2023/2024
 SHEET 7 OF 10**

VICINITY MAP



**DIAGRAM OF
 LANDSCAPE MAINTENANCE DISTRICT NO. 1
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2023/2024
 SHEET 8 OF 10**

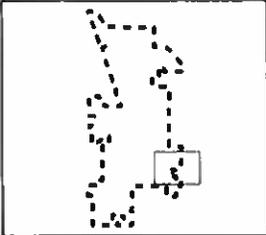
VICINITY MAP



- Legend**
- CITY BOUNDARY
 - BENEFIT ZONE**
 - 36
 - 53
 - 75
 - 127
 - 162B
 - 162D
 - 162E

**DIAGRAM OF
 LANDSCAPE MAINTENANCE DISTRICT NO. 1
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2023/2024
 SHEET 9 OF 10**

VICINITY MAP

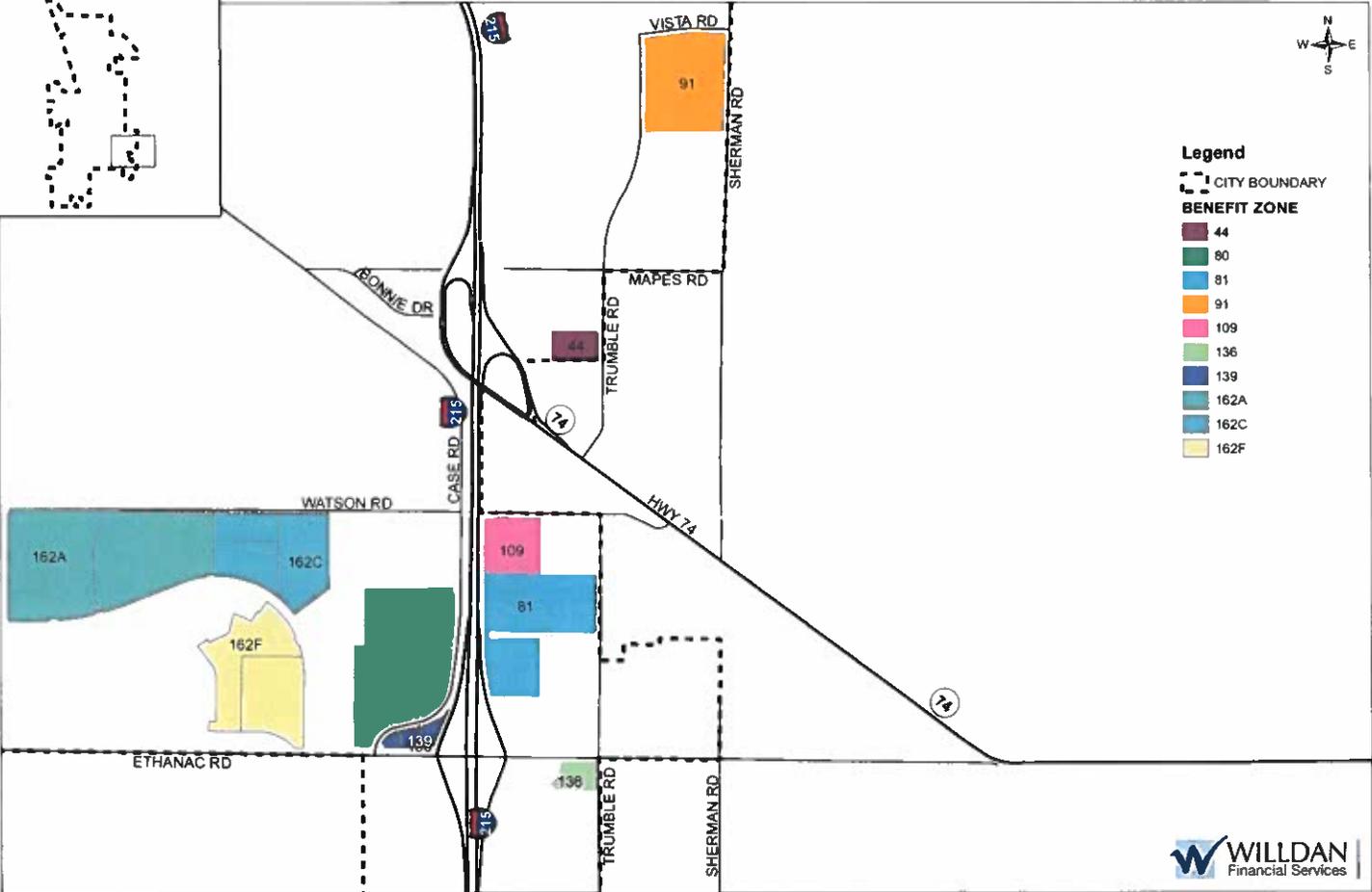


Legend

CITY BOUNDARY

BENEFIT ZONE

- 44
- 80
- 81
- 91
- 109
- 136
- 139
- 162A
- 162C
- 162F



**DIAGRAM OF
LANDSCAPE MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2022/2023
SHEET 10 OF 10**

| ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) |
|------|----------------------|-------|-------------------|------|-----------------------------------|-------|-------------------|------|----------------------|-------|-------------------|
| 1A | TT 20280 | #N/A | Y | 59 | TT 29425 | 5 | Y | 118 | CUP 15-05056 | 6 | Y |
| 18 | TT 17399 | #N/A | Y | 60 | TT 30773/31416 | 3 | Y | 119 | PM 37043 LOT 1 | 3 | N |
| 2 | TT 19893 | 5 | Y | 61 | CUP 02-0215 | 4 | N | 120 | PM 37043 LOT 2 | 3 | Y |
| 3 | TT 21131 | 6 | Y | 62 | DPR 03-149 | 4 | N | 121 | DPR 05-0477 | 3 | Y |
| 4 | TT 20280 | 6 | N | 63 | TT 32262 | 3 | Y | 122 | PM 36726 | 2 | Y |
| 5 | TT 20538 | 5 | Y | 64 | TT 33227/AMND 22832/ AMND 22833 N | | | 123 | DPR 06-0140 | 2 | Y |
| 6 | CUP 87/37 | 4 | N | 65 | DPR 04-0343 | 2 | Y | 124 | PM 36266 | 6 | Y |
| 7 | TT 21771 | 3 | N | 66 | TT 32793/33720 | 5 | Y | 125 | PM 36469 | 3 | Y |
| 8 | TT 22719 | 7 | Y | 67 | PM 31832 | 2 | Y | 126 | PM 36512/36582 | 2 | Y |
| 9 | TT 22248 | 5 | Y | 68 | PM 31743 | 3 | N | 127 | TT 36988/36989/37262 | 8 | Y |
| 10 | SUPERCEDED BY BZ38 | | | 69 | TT 32769 | 7 | Y | 128 | CUP 16-05237 | 2 | Y |
| 11 | TT 22988 | 5 | Y | 70 | TT 32707/32708 | 3 | Y | 129 | CUP 02-0061 | 4 | Y |
| 12 | TT 22988 | 5 | Y | 71 | TT 30780 | 3 | Y | 130 | PM 37055 | 2 | Y |
| 13 | TT 24081 | 6 | Y | 72 | TT 32249 | 3 | Y | 131 | PM 36678 | 2 | Y |
| 14 | TT 24541/23275 | 6 | Y | 73 | TT 31660 | 5 | Y | 132 | CUP 16-05189 | 6 | Y |
| 15 | TT 23825 | 5 | Y | 74 | TT 32428 | 5 | Y | 133 | DPR 06-0059 | 2 | Y |
| 16 | TT 23838 | 6 | Y | 75 | TT 31926 | 8 | Y | 134 | PM 37187 | 2 | Y |
| 17 | TT 22910 | 6 | Y | 76 | DPR 04-0314 | 5 | Y | 135 | DPR 16-00015 | 2 | Y |
| 18 | TT 20645/31683 | 5 | Y | 77 | PENDING | | | 136 | CUP 16-05168 | 9 | Y |
| 19 | TT 20173 | 6 | Y | 78 | TT 31651 | 6 | N | 137 | PM 35268 | 3 | Y |
| 20 | TT 24715 | 6 | Y | 79 | TT 31240 | 6 | N | 138 | DPR 06-0635 | 3 | Y |
| 21 | TT 20211 | 5 | Y | 80 | PM 33266 | 9 | Y | 139 | PM 35762 | 9 | Y |
| 22 | TT 24809 | 7 | Y | 81 | PM 34082 | 9 | Y | 140 | CUP 98-0005 | 3 | N |
| 23 | PM 26437 | 5 | Y | 82 | PM 33759 | 4 | N | 141 | PCL 2, PM 33587 | 2 | Y |
| 24 | TT 24499 | 3 | Y | 83 | TT 34073 | 6 | N | 142 | DPR 16-00013 | 3 | Y |
| 25 | DPR 08/92 | 6 | N | 84 | DPR 04-0464 | 3 | Y | 143 | NW PERRIS & RAMONA | 2 | Y |
| 26 | TT 27502 | 7 | N | 85 | DPR 06-0450 | 2 | Y | 144 | PR 17-05194 | 2 | Y |
| 27 | PM 27544 | 5 | Y | 86 | CUP 06-0158 | 7 | Y | 145 | PM 37304 | 3 | Y |
| 28 | PM 26618 | 3 | N | 87 | PM 35676 | 4 | Y | 146 | PM 37343 | 2 | Y |
| 29 | SUPERCEDED BY BZ86 | | | 88 | TT 33549 | 7 | N | 147 | PENDING | | |
| 30 | DPR 99/0174 | 4 | N | 89 | CUP 09-01-008 | 2 | Y | 148 | TR 32497 | 5 | Y |
| 31 | PUP 99/0079 | 4 | N | 90 | DPR 05-0192 | 2 | Y | 149 | PM 36770 | 3 | Y |
| 32 | CUP 99-0185 | 7 | N | 91 | AQUATICS CTR | 9 | Y | 150 | PM 37278 | 2 | Y |
| 33 | SUPERCEDED BY BZ143 | | | 92 | DPR 07-0045 | 6 | Y | 151 | DPR 19-00003 | 2 | Y |
| 34 | DPR 97/0111 | 4 | N | 93 | CUP 12-06-0012 | 6 | Y | 152 | DPR 18-00006 | 2 | Y |
| 35 | TT 29654/29993/29994 | 3 | Y | 94 | PM 33587 | 2 | Y | 153 | PM 37457 | 2 | Y |
| 36 | TT 28986 | 8 | Y | 95 | DPR 12-07-0011 | 6 | Y | 154 | TR 36648 | 3 | N |
| 37 | TT 24111 | 5 | Y | 96 | PM 36010 | 2 | Y | 155 | DPR 19-00002 | 2 | N |
| 38 | TT 22831 | 3 | Y | 97 | PM 34131 | 5 | Y | 156 | DPR 19-00007 | 3 | Y |
| 39 | TT 30382 | 6 | Y | 98 | CUP 12-04-0015 | 6 | Y | 157 | PM 37760 | 5 | Y |
| 40 | TT 30144 | 5 | Y | 99 | PM 36576 | 4 | Y | 158 | NOT ANNEXED | | |
| 41 | TT 26386 | 6 | N | 100 | DPR 12-03-0006 | 6 | Y | 159 | DPR 16-00014 | 7 | N |
| 42 | TT 30380 | 3 | Y | 101 | DPR 10-08-0009 | 7 | Y | 160 | DPR 07-0119 | 4 | Y |
| 43 | DPR 01-0051 | 5 | N | 102 | DPR 10-08-0009 | 7 | Y | 161 | DPR 18-00011 | 2 | Y |
| 44 | DPR 02-0031 | 9 | N | 103 | SOUTHEAST HS | 5 | N | 162A | TR 37223 | 9 | N |
| 45 | DPR 01-0210 | 3 | N | 104 | TR 30850 | 5 | Y | 162B | TR 37722 | 8 | Y |
| 46 | DPR 98-0071 | 6 | N | 105 | DPR 12-05-0013 | 6 | Y | 162C | TR 37817 | 9 | N |
| 47 | WOODWORK CREATIONS | 7 | N | 106 | CUP 13-02-0014 | 6 | Y | 162D | TR 37262 | 8 | Y |
| 48 | PUP 99/0126 | 5 | N | 107 | PM 36462, PARCEL 1 | 4 | Y | 162E | TR 37816 | 8 | Y |
| 49 | TT 30751 | 5 | Y | 108 | PM 36462, PARCEL 2 | 4 | Y | 162F | TR 37818 | 9 | N |
| 50 | TT 30490/30518 | 3 | Y | 109 | CUP 13-07-0010 | 9 | Y | 163 | DPR 20-00011 | 3 | N |
| 51 | TT 31114 | 3 | Y | 110 | SUPERCEDED BY BZ125 | | | 164 | DPR 16-00001 | 2 | Y |
| 52 | TT 31241 | 3 | Y | 111 | PTN WISE & KNIGHTS | 6 | N | 165 | DPR 19-00014 | 4 | Y |
| 53 | TT 30662/31564 | 8 | Y | 112 | PTN WISE & KNIGHTS | 6 | N | 166 | PM 37988 | 7 | N |
| 54 | TT 31678 | 6 | Y | 113 | PM 36540 | 3 | Y | 167 | CUP 20-05100 | 2 | N |
| 55 | TT 31226 | 6 | Y | 114 | CLEARWATER ES | 5 | Y | 168 | DPR 20-00017 | 2 | Y |
| 56 | TT 31201 | 7 | Y | 115 | DPR 14-00099 | 5 | Y | 169 | DPR 21-00001 | 3 | N |
| 57 | TT 31178 | 3 | Y | 116 | DPR 07-09-0018 | 2 | Y | | | | |
| 58 | PENDING | | | 117 | CUP 14-09-0001 | 5 | N | | | | |

EXHIBIT B – FISCAL YEAR 2023/24 ASSESSMENT ROLL

The Fiscal Year 2023/24 Assessment Roll is on file with the City Clerk's office



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023
SUBJECT: Annual Engineer's Report for Flood Control Maintenance District No. 1 (FY 2023-2024)

REQUESTED ACTION: Adoption of Resolution of Intention to Levy and Collect Annual Assessments under FCMD 1 and setting a public hearing date of July 25, 2023

CONTACT: John Pourkazemi, Interim City Engineer

BACKGROUND/DISCUSSION: FCMD 1 includes residential tracts and commercial developments throughout the City as located on the Vicinity Map found as Attachment 1.

March 14, 2023, the City Council ordered the preparation of the annual Engineer's Report for FCMD 1. This District provides funding for the annual maintenance of street (residential streets only) and flood control improvements constructed in conjunction with new development.

BUDGET (or FISCAL) IMPACT: 97 flood benefit zones (FCBZ), and 24 street repair zones will be assessed in Fiscal Year 2023-2024. The assessments for FY 2023-2024 total \$2,758,284.41.

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney _____
 Assistant City Manager *MB*
 Deputy City Manager _____

Attachments:

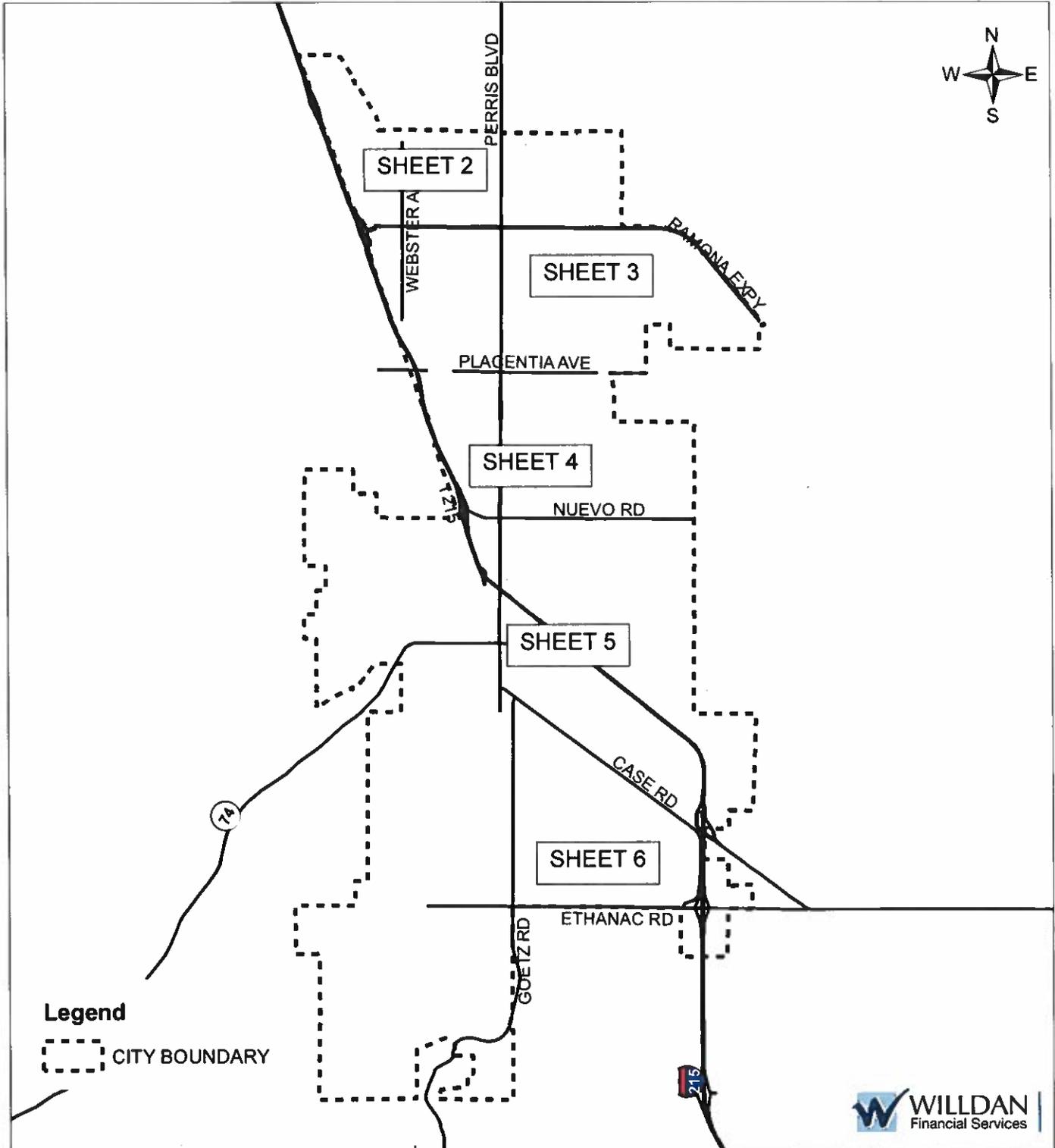
1. Vicinity Map
2. Resolution of Intention to Levy and Collect Annual Assessments Under FCMD 1 and setting a public hearing date of July 25, 2023
3. Engineer's Report

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

Attachment No. 1

Vicinity Map

**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 1 OF 7**



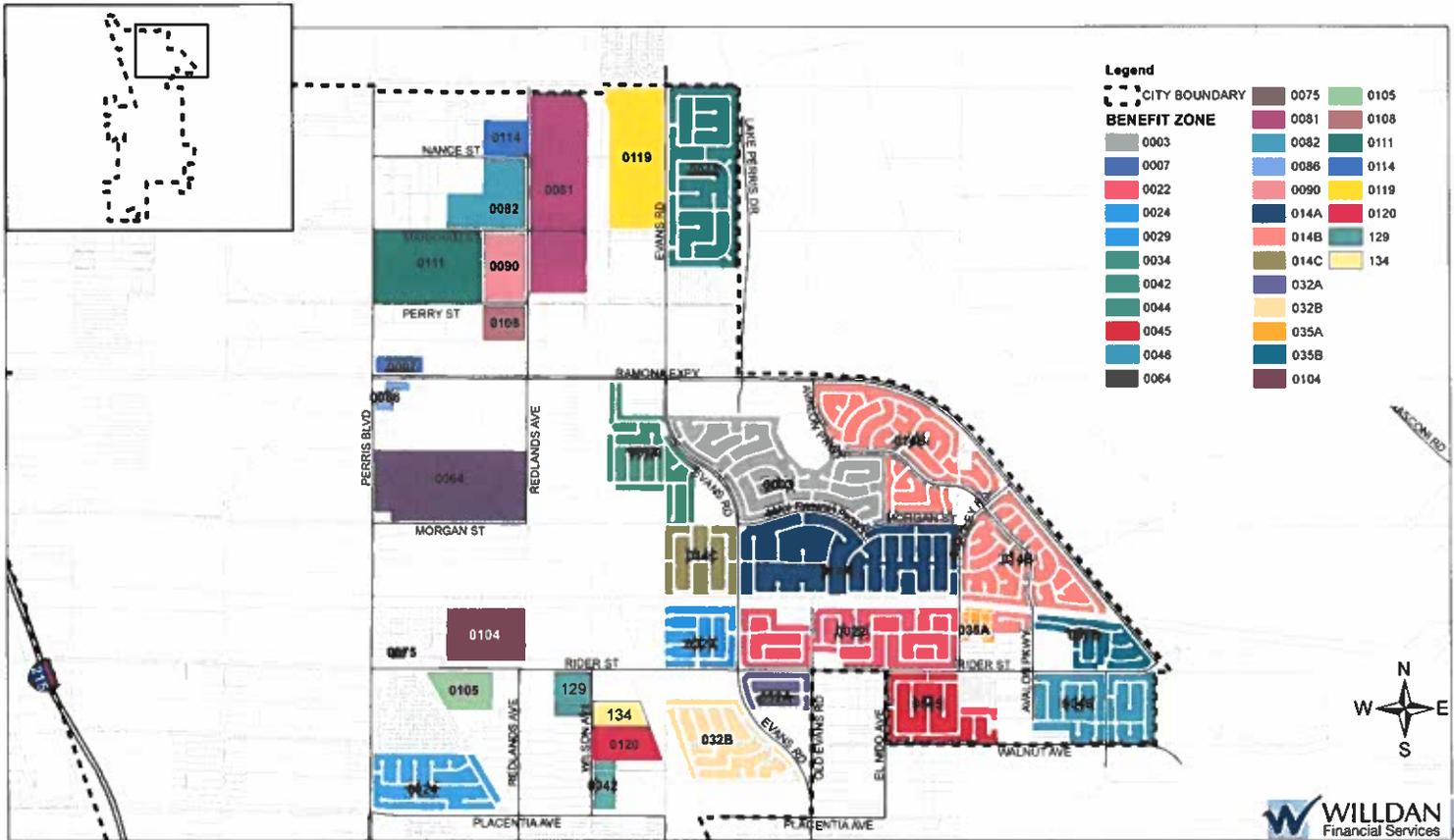
**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 2 OF 7**

VICINITY MAP



**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 3 OF 7**

VICINITY MAP



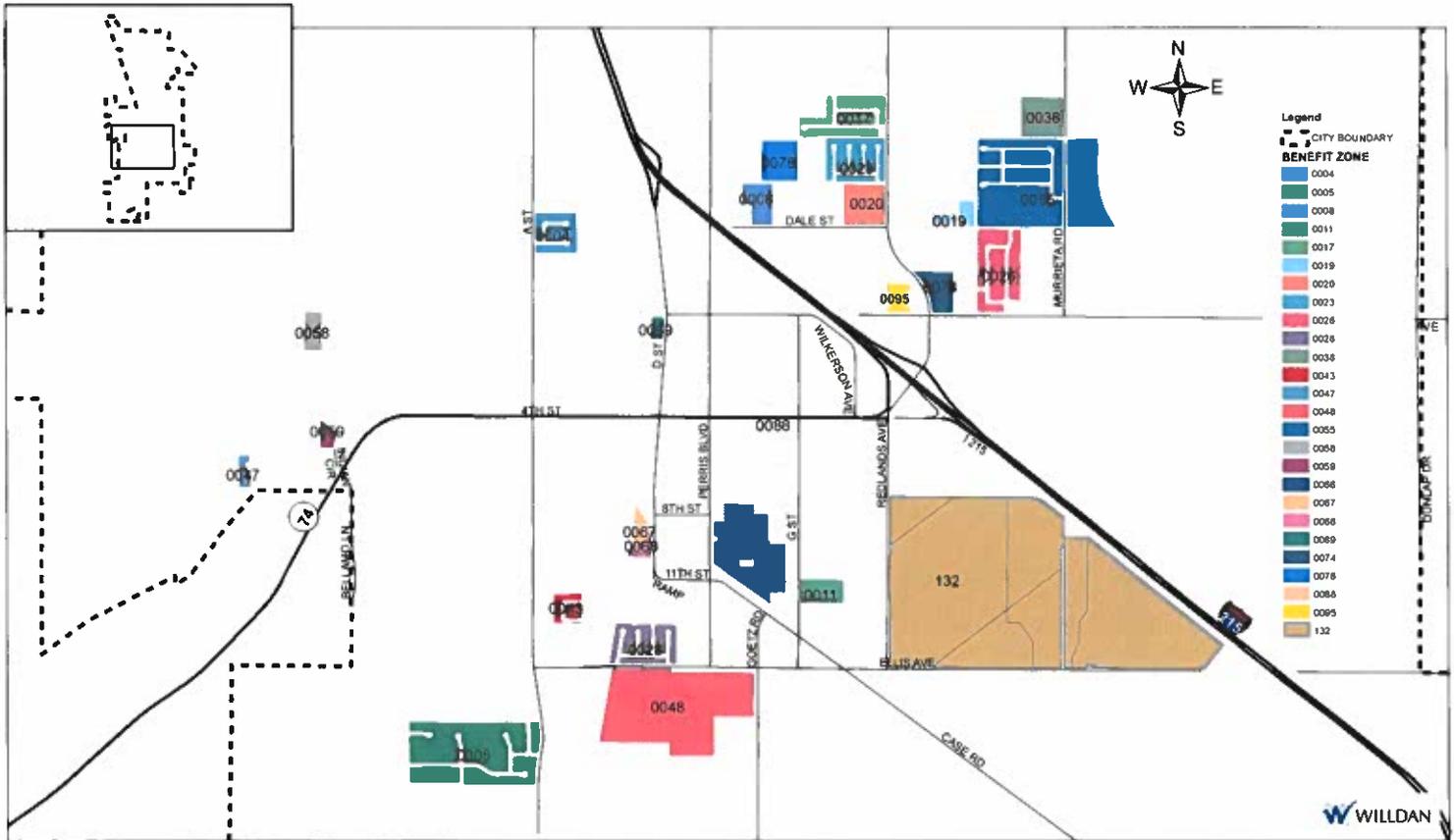
**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 4 OF 7**

VICINITY MAP



**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 5 OF 7**

VICINITY MAP



**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 6 OF 7**

VICINITY MAP



Legend

--- CITY BOUNDARY

BENEFIT ZONE

- 0015
- 0025
- 0051
- 0056
- 0057
- 0070
- 0097
- 0098
- 0099
- 0101
- 0106
- 124
- 125
- 126
- 127
- 128

**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
INDEX SHEET
SHEET 7 OF 7**

| ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) | ZONE | DESCRIPTION | SHEET | Assessed (Y/N) |
|------|----------------------|-------|-------------------|------|----------------------|-------|-------------------|------|--------------------------|-------|-------------------|
| 1 | TT 19893 | 4 | N | 42 | PM 31743 | 3 | N | 89 | CUP 14-09-0001 | 4 | N |
| 2 | TT 20538 | 4 | Y | 43 | TT 32769 | 5 | Y | 90 | DPR 05-0477 | 3 | Y |
| 3 | TT 24499 | 3 | N | 44 | TT 32707/32708 | 3 | Y | 91 | PM 36726 | 2 | Y |
| 4 | TT 24715 | 5 | N | 45 | TT 30780 | 3 | Y | 92 | DPR 06-0140 | 2 | Y |
| 5 | TT 24809 | 5 | Y | 46 | TT 32249 | 3 | Y | 93 | PM 36512/36582 | 2 | Y |
| 6 | PM 27544 | 4 | Y | 47 | TT 31912 | 5 | N | 94 | PM 36678 | 2 | Y |
| 7 | PM 26618 | 3 | N | 48 | CUP 06/0158 | 5 | Y | 95 | CUP 16-05189 | 5 | Y |
| 8 | DPR 98/84 | 5 | N | 49 | TT 31660 | 4 | Y | 96 | PM 37055 | 2 | Y |
| 9 | DPR 99/0174 | 2 | N | 50 | TT 32428 | 4 | Y | 97 | TM 36988 | 6 | Y |
| 10 | PUP 99/0079 | 2 | N | 51 | TT 31926 | 6 | Y | 98 | TM 36989 | 6 | Y |
| 11 | CUP 99-0185 | 5 | N | 52 | PM 35676 | 2 | Y | 99 | TM 37262 | 6 | Y |
| 12 | CUP 98-0081 | 2 | N | 53 | TT 31650/32406 | 4 | Y | 100 | DPR 16-00015 | 2 | Y |
| 13 | DPR 97/0111 | 2 | N | 54 | TT 31651 | 4 | N | 101 | CUP 16-05168 | 6 | Y |
| 14A | TT 29654/29993/29994 | 3 | Y | 55 | TT 31240 | 5 | N | 102 | DPR 06-0059 | 2 | Y |
| 14B | TT 22831 | 3 | Y | 56 | PM 33266 | 6 | Y | 103 | PM 37187 | 2 | Y |
| 14C | TT 30380 | 3 | Y | 57 | PM 34082 | 6 | Y | 104 | PM 35268 | 3 | Y |
| 15 | TT 28986 | 6 | Y | 58 | TT 34073 | 5 | N | 105 | DPR 06-0635 | 3 | Y |
| 16 | TT 24111 | 4 | Y | 59 | DPR 05/0279 | 5 | N | 106 | PM 35762 | 6 | Y |
| 17 | TT 30382 | 5 | Y | 60 | DPR 04/0314 | 4 | Y | 107 | PENDING | | N |
| 18A | TT 30144 | 4 | Y | 61 | PM 34199 | 2 | Y | 108 | DPR 16-00013 | 3 | Y |
| 18B | TT 31683 | 4 | Y | 62 | PENDING | | | 109 | NW PERRIS & RAMONA | 2 | Y |
| 19 | TT 26386 | 5 | Y | 63 | PM 31677 | 2 | Y | 110 | PR 17-05194 | 2 | Y |
| 20 | DPR 98/0071 | 5 | N | 64 | DPR 04/0464 | 3 | Y | 111 | PM 37304 | 2 | Y |
| 21 | TT 30751 | 4 | Y | 65 | SUPERCEDED BY FC105 | | | 112 | PM 37343 | 2 | Y |
| 22 | TT 30490 | 3 | Y | 66 | TT 33549 | 5 | N | 113 | TR 32497 | 4 | N |
| 22 | TT 30518 | 3 | Y | 67 | DPR 10-03-0009 | 5 | Y | 114 | PM 36770 | 3 | Y |
| 23 | TT 31114 | 5 | Y | 68 | DPR 10-03-0009 | 5 | Y | 115 | PM 37278 | 2 | Y |
| 24 | TT 31241 | 3 | Y | 69 | DPR 07/0045 | 5 | Y | 116 | DPR 19-00003 | 2 | Y |
| 25 | TT 30662/31654 | 6 | Y | 70 | AQUATICS CTR | 6 | Y | 117 | DPR 18-00006 | 2 | Y |
| 26 | TT 31678 | 5 | Y | 71 | PM 33587 | 2 | Y | 118 | PM 37457 | 2 | Y |
| 27 | TT 31226 | 4 | Y | 72 | SUPERCEDED BY FC87 | | | 119 | PM 36648 | 3 | N |
| 28 | TT 31201 | 5 | Y | 73 | PM 34131 | 4 | Y | 120 | DPR 19-00007 | 3 | Y |
| 29 | TT 31178 | 3 | Y | 74 | CUP 12-04-0015 | 5 | Y | 121 | PM 37760 | 4 | Y |
| 30 | PENDING | | | 75 | LT 27&28, TT 24045-1 | 3 | Y | 122 | DPR 07-00119 | 2 | Y |
| 31 | TT 29425 | 4 | Y | 76 | SOUTHEAST HS | 4 | N | 123 | DPR 18-00011 | 2 | Y |
| 32A | TT 30773 | 3 | Y | 77 | TR 30850 | 4 | Y | 124 | TR 37223 | 6 | N |
| 32B | TT 31416 | 3 | Y | 78 | DPR 12-05-0013 | 5 | Y | 125 | TR 37722 | 6 | N |
| 33 | DPR 01/0123 | 2 | Y | 79 | SUPERCEDED BY FC84 | | | 126 | TR 37816 | 6 | N |
| 34 | TT 32262 | 3 | Y | 80 | PM 36462, PARCEL 2 | 2 | Y | 127 | TR 37817 | 6 | N |
| 35A | TT 33227 | 3 | N | 81 | PM 36469 | 3 | Y | 128 | TR 37818 | 6 | N |
| 35B | AMND TT 22832/22833 | 3 | Y | 82 | PM 36540 | 3 | Y | 129 | DPR 20-00011 | 3 | N |
| 36 | TRIPLE CRN ELEMNTRY | 4 | Y | 83 | CLEARWATER ELEMNTRY | 4 | Y | 130 | DPR 16-00001 (667 Nance) | 2 | Y |
| 37 | DPR 04/0343 | 2 | Y | 84 | PM 36462, PARCEL 1 | 2 | Y | 131 | CUP 09-01-0008 | 2 | N |
| 38 | SKYVIEW ELEMNTRY | 5 | Y | 85 | DPR 07-09-0018 | 2 | Y | 132 | PM 37988 | 5 | N |
| 39 | DPR 05/0192 | 2 | Y | 86 | PM 37043 | 3 | Y | 133 | DPR 20-00017 | 2 | Y |
| 40 | TT 32793/33720 | 4 | Y | 87 | PM 36010 | 2 | Y | 134 | DPR 21-00001 | 3 | N |
| 41 | PM 31832 | 2 | Y | 88 | CUP 15-05056 | 5 | Y | | | | |

Attachment No. 2

Resolution of Intent

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 2023-2024 IN CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING JULY 25, 2023 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"), wishes to provide continued financing for necessary maintenance of certain street and flood control improvements within the City of Perris through the levy of benefit assessments pursuant to the provisions of Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code commonly known as the "Benefit Assessment Act of 1982"; and

WHEREAS, certain property owners have presented signed petitions to the City Council requesting the formation of or annexation to a benefit assessment district to finance the maintenance of those certain flood control improvements which benefit properties within the City of Perris; and

WHEREAS, the City Council subsequently held public hearings and considered all written and oral comments and protests prior to forming a district and annexing properties to said district which district became known as "City of Perris Flood Control Maintenance District Number 1"; and

WHEREAS, the City Council now proposes to levy benefit assessments for the 2023-2024 Fiscal Year under the provisions of the Benefit Assessment Act of 1982 to insure continued financing of necessary maintenance of certain street and flood control improvements, all for the benefit of parcels within Flood Control Maintenance District Number 1.

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

Section 1. The public interest, convenience, and necessity require, and it is the intention of the City Council pursuant to the provisions of the Benefit Assessment Act of 1982 to maintain certain street and flood control works and improvements for the benefit of the properties within the area of benefit.

Section 2. Maintenance of the improvements will be of direct benefit to properties within Flood Control Maintenance District Number 1 which are hereby declared to be

the properties benefited by the improvements and to be assessed to pay the cost and expenses thereof. The area of benefit shall be all that part of the City within the boundaries shown on the maps of Flood Control Maintenance District Number 1 and subsequent annexations thereto are on file in the office of the City Clerk of the City of Perris, California.

Section 3. At least fourteen (14) days prior to the date set for the hearing on the proposed assessment, the City Engineer is hereby directed to file with the City Clerk a written report (the "Engineer's Report") containing the following:

- A. A description of the service proposed to be financed through the revenue derived from the benefit assessments.
- B. A description of each lot or parcel of property proposed to be subject to the benefit assessments. The assessor's parcel number or Tract Map number shall be a sufficient description of the parcel.
- C. The amount of the proposed assessment for each parcel.
- D. The basis and schedule of the assessments.
- E. Other such matters as the City Engineer shall deem appropriate.

Section 4. 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 1, 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 5. On the 25th day of July, 2023, at 6:30 p.m., in the City Council Chambers of the City Council of the City of Perris, California, 101 North "D" Street, in the City of Perris, State of California, the City Council will conduct a Protest Hearing at which time any and all persons having any objections to the work or extent of the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

Section 6. The City Clerk is hereby directed to cause a notice of the public hearing and notice of the filing of the Engineer's Report to be posted in at least three public places within Flood Control Maintenance District Number 1 at least fourteen (14) days prior to the public hearing. In addition, the City Clerk is hereby directed to publish notice of the hearing on the proposed assessment and notice of the filing of the Engineer's Report once at least fourteen (14) days prior to the public hearing. The notice shall be 1/8 of a page in size and contain the following information:

- A. The amount of the assessment.
- B. The purpose of the assessment.
- C. The total estimated assessments expected to be generated annually.
- D. The method and frequency for collecting the assessment.
- E. The date, time, and location of the public hearing.
- F. The phone number and address of an individual that interested persons may contact to receive additional information about the assessment.

Section 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 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.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

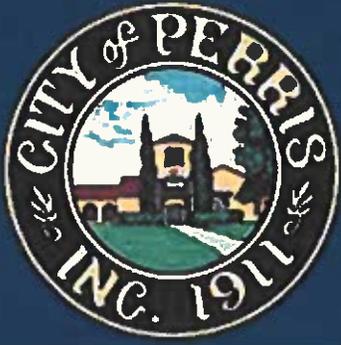
I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 4

Engineer's Report



CITY OF PERRIS

FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

**FISCAL YEAR 2023/2024
ENGINEER'S ANNUAL LEVY REPORT**

**INTENT MEETING: MAY 30, 2023
PUBLIC HEARING: JULY 25, 2023**

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

www.willdan.com



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

Flood Control Maintenance District No. 1

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

This Report describes the District and relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2023/24. 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 30th day of May, 2023.

JOHN POURKAZEMI
Interim City Engineer
CITY OF PERRIS
STATE OF CALIFORNIA

MATTHEW SCHENK
Director Of Finance
CITY OF PERRIS
STATE OF CALIFORNIA

Filed in the Office of the City Clerk on the 30th day of May, 2023. Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 25th day of July 2023 by adoption of Resolution No. _____ of the City Council.

NANCY SALAZAR
City Clerk
CITY OF PERRIS
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

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

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

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

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

All other Flood Control Benefit Zones except for Zones 1 through 5 have been established under the provisions of Proposition 218. Each year the current maximum annual assessment shall be increased by an amount equal to the "Common Labor, Construction Cost Index," as published by Engineering News Record (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.

Assessments, if authorized by the City Council, will be placed on the Fiscal Year 2023/2024 Riverside County Property Tax Roll. Reserve funds will be used to fund the maintenance and service until the first installment of assessment funds are distributed by the County Tax Collector in January of 2024.

II. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE FLOOD CONTROL BENEFIT ZONES

Maintenance for the Flood Control Benefit Zones ("FC Benefit Zones") include, but are not limited to, general clean up and debris removal, inspections, stenciling, replacement and repairs. Annual photo documentation is scheduled to take place, along with silt removal as required. Depending on that year's storm drain flow and the level of debris in the flow, a system cleaning may be required after the first rain and again during or at the end of the rainy season.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FC Benefit Zone 15: The flood control improvements to be maintained include facilities that will accommodate the sheet flow from the south, as well as the flow generated within Tract 28986. Along the southern boundary of this development, there are slopes in excess of 30%. There are also steep hills along the western boundary and the southeast corner of the development. The natural drainage pattern continues northerly becoming more moderate with 3-7% slopes with the development ending at a gentle slope.

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

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

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

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

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

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

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

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

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

FC Benefit Zone 22: The flood control improvements to be maintained include storm drainage facilities that will accommodate the flow of storm water generated within Tract 30490. The flow is initially directed in a southerly direction, along the public right-of-ways, into the catch basins and then into the storm drains.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are also private flood control facilities and appurtenances that will protect flooding within the tracts. Reference is made to the Storm Drain Maintenance Agreement, Tracts 32707 and 32708 between the City of Perris and Stratford Ranch Partners, LLC, as

recorded February 8, 2006, as Instrument Number 2006-0098335, in the Office of the Recorder of the County of Riverside, State of California, and by reference, is hereby made a part of this report to the same extent as if said Agreement was attached hereto.

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

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

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

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

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

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

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

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

FC Benefit Zone 51: The flood control improvements to be maintained include the interior streets and storm drain facilities constructed for Tract 31926. These facilities

include the storm drains, catch basins, drains, inlets, outlets, cleanouts and appurtenances.

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

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

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

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

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

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

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

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

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

FC Benefit Zone 56: The flood control improvements to be maintained include the storm drain facilities constructed for Parcel Map 33266. These facilities include a 10X5-foot reinforced concrete box, reinforced concrete pipes, catch basins, manholes, junction

structures, inlets, outlets and appurtenances that convey the storm drain flow into a water quality basin (privately maintained).

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

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

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

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

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

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

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

FC Benefit Zone 65: Superseded by FC Benefit Zone 105.

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

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

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

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

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

The private facilities include a detention basin and appurtenances.

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

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

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

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

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

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

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

FC Benefit Zone 77: The flood control improvements to be maintained include the interior streets and the storm drain facilities constructed for Tract 30850. The storm drain

facilities include catch basins, inlets and outlets; storm drains; detention basins; drainage easements; and appurtenances.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities include outlets and connections, 54" and 72" storm drains, and reinforced concrete boxes.

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

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

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities include 48", 54", 60", 66", 78" and 90" reinforced concrete pipes, bulkheads and headwalls, and reinforced concrete boxes.

FC Benefit Zone 94: The flood control improvements to be maintained include storm drain facilities constructed for PM 36678. The public storm drain facilities to be maintained include catch basins and storm drain pipe.

Riverside County Flood Control & Water Conservation District storm drain facilities will be maintained on an interim basis until accepted by the District. Acceptance is pending the completion of certain additional master plans facilities. These District facilities include 42" and 48" reinforced concrete pipes and 2,290 lineal feet of reinforced concrete box.

FC Benefit Zone 95: The flood control improvements to be maintained consist of storm drain facilities constructed and maintained under FC Benefit Zone 74. Twenty-five percent of the costs incurred by FC Benefit Zone 74 are to be contributed by FC Benefit Zone 95.

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

FC Benefit Zones 97, 98, and 99: The flood control improvements to be maintained include storm drain facilities constructed for Tracts 36988, 36989, 37262. The first category of improvements includes the flood control facilities that will protect flooding within each benefit zone. These facilities include water quality basins, catch basins, reinforced concrete storm drain pipes, inlets, outlets, Green Valley Parkway bridge crossing over the Romoland Channel, culverts under Ethanac Road, and other appurtenances that collect, channel and convey the storm drain flow.

The second category of improvements to be maintained includes:

- West Elm Parkway from Goetz Road to Green Valley Parkway,
- Green Valley Parkway from the northeast corner of Tract 37262 to Murrieta Road, and
- Interior streets within the tracts. Maintenance of the street improvements includes annual inspections, slurry seal, grind and overlay of existing pavement, and the replacement of damaged pavement, curb, gutter, and sidewalk.

FC Benefit Zone 100: The flood control improvements to be maintained include storm drain facilities constructed for DPR 16-00015. The improvements include an 18-inch reinforced concrete pipe (RCP) extending from DPR 16-00015 to the existing 24-inch RCP in Markham Street; catch basin, lateral and 20% contribution towards the 84-inch RCP in Indian Avenue abutting DPR 16-00015; and, 20% contribution towards an earthen channel and facilities along the north side of the Ramona Expressway extending from Indian Avenue to the Perris Valley Storm Drain Channel.

FC Benefit Zone 101: The flood control improvements to be maintained include storm drain facilities constructed for CUP 16-05168. The public storm drain facilities to be maintained include catch basins, storm drain pipes and box culverts.

FC Benefit Zone 102: The flood control improvements to be maintained include storm drain facilities constructed for DPR 06-0059. The public storm drain facilities to be maintained include a catch basin, outlet, under sidewalk drain, dikes and storm drain pipes.

FC Benefit Zone 103: The flood control improvements to be maintained include storm drain facilities constructed for PM 37187. The public storm drain facilities to be maintained improvements include catch basins, storm drain pipes, and an earthen channel and facilities along the north side of the Ramona Expressway extending from Indian Avenue to the Perris Valley Storm Drain Channel.

FC Benefit Zone 104: The flood control improvements to be maintained include storm drain facilities constructed for PM 35268. There are two categories of improvements to be maintained under Benefit Zone 104. The first category of improvements includes catch basins, inlets, headwall, median drains, and storm drain pipe.

The second category of improvements includes a 10-foot by 5-foot reinforced concrete box (RCB) and a 20-foot wide concrete channel leading from the RCB to the privately maintained detention basin. Improvements within the second category are to be maintained on an interim basis pending the completion of certain master plan facilities. At that time, the channel and detention basin are to be abandoned and the RCB is to be maintained by Riverside County Flood Control and Water Conservation District. Costs for the maintenance of the second category of improvements are shared with Benefit Zone 105, based on the net area within each Benefit Zone.

FC Benefit Zone 105: The flood control improvements to be maintained include storm drain facilities constructed for DPR 06-0635. There are two categories of improvements to be maintained under Benefit Zone 105. The first category of improvements includes catch basins, median drains, and storm drain pipe.

The second category of improvements includes a 10-foot by 5-foot reinforced concrete box (RCB) and a 20-foot wide concrete channel leading from the RCB to the privately maintained detention basin. Improvements within the second category are to be maintained on an interim basis pending the completion of certain master plan facilities. At that time, the channel and detention basin are to be abandoned and the RCB is to be maintained by Riverside County Flood Control and Water Conservation District. Costs for the maintenance of the second category of improvements are shared with Benefit Zone 104, based on the net area within each Benefit Zone.

FC Benefit Zone 106: The flood control improvements to be maintained include catch basins, storm drain pipe and a detention basin constructed under PM 33266 (FC Benefit Zone 56) that benefit PM 35762. Assessments levied under FC Benefit Zone 106 fund, in part, costs incurred by FC Benefit Zone 56.

FC Benefit Zone 108: The flood control improvements to be maintained include drain facilities constructed for DPR 16-00013. There are two categories of improvements to be maintained under Benefit Zone 108.

The first category of improvements includes a catch basin, reinforced concrete (RCP) storm drain pipe, and appurtenances, all located within the public right-of-way. Improvements within this category are to be maintained by Benefit Zone 108 in perpetuity.

The second category of improvements includes 36-inch RCP and a 6-foot wide concrete channel leading from the 30-inch RCP to the Perris Valley Storm Drain Channel. Improvements within the second category are to be maintained on an interim basis pending the completion of certain master plan facilities. At that time, it is anticipated that the channel will be abandoned.

FC Benefit Zone 109: The flood control improvements to be maintained for CUP 16-05258 include drain facilities constructed for the northwest corner of the intersection of Perris Boulevard and Ramona Expressway. The improvements to be maintained under Benefit Zone 109 include a Reinforced concrete storm drain pipe and appurtenances, and a contribution, based on frontage, towards the maintenance of the channel that extends to and from the property easterly to the Perris Valley Storm Drain Channel.

FC Benefit Zone 110: The flood control improvements to be maintained include storm drain facilities constructed under PR 17-05194. The public storm drain facilities to be maintained include a catch basin, storm drain pipe, and appurtenances. It is noted that the catch basin and a portion of the storm drain pipe to be maintained are located within the property line. The remaining improvements are located within the public right-of-way.

FC Benefit Zone 111: The flood control improvements to be maintained include storm drain facilities that will accommodate the storm flow and protect PM 37304 from inundation. The facilities include catch basins, storm drain pipes, and appurtenances all located in the public right-of-way.

FC Benefit Zone 112: The flood control improvements to be maintained include storm drain facilities that will accommodate the storm flow and protect PM 37343 from inundation. The improvements to be maintained include catch basins, storm drain pipes, and appurtenances.

FC Benefit Zone 113: The improvements to be maintained under TR 32497 include catch basins, storm drain pipes, and appurtenances all located within the public right-of-way.

It is noted that all private on-site storm drainage facilities and basins identified within the property line are to be maintained by the Homeowner's Association and not the City of Perris.

FC Benefit Zone 114: The improvements to be maintained under PM 36770 include catch basins, storm drain pipes, and appurtenances all located within the public right-of-way.

FC Benefit Zone 115: The improvements to be maintained under PM 37278 include a catch basin, storm drain pipes, and appurtenances all located in the public right-of-way.

FC Benefit Zone 116: The improvements to be maintained under DPR 19-00003 include an inlet, catch basins, storm drain pipes, and appurtenances all located in the public right-of-way. Improvements are to be maintained on an interim basis pending the completion of certain master planned facilities.

FC Benefit Zone 117: The improvements to be maintained under DPR 18-00006 include curb drains and appurtenances all located in the public right-of-way.

FC Benefit Zone 118: The flood control improvements to be maintained include drain facilities constructed for PM 37457. There are two categories of improvements to be maintained under Benefit Zone 118.

The first category of improvements is to be maintained in perpetuity and includes two catch basins, storm drain pipes, and appurtenances all located in the public right-of-way.

The second category of improvements are to be maintained on an interim basis pending the completion of certain master plan facilities and acceptance by Riverside County Flood Control and Water Conservation District (RCFC&WCD). This category includes two catch basins, storm drain pipes, a reinforced concrete box, transition structure to collect runoff discharge from the existing drainage facility to the west, convey it through the property, and discharge the flow into the existing box culvert at the intersection of Indian Ave.

Assessor's Parcel Number 302-050-036 was previously annexed into Flood Control Maintenance District No.1 within Benefit Zone 87. The location of this parcel and nature of improvements maintained under Benefit Zone 118 lends it to be included as a part of Benefit Zone 118. With the annexation of Benefit Zone 118, this parcel will detach from Benefit Zone 87 and will only be assessed under Benefit Zone 118 commencing in Fiscal Year 2021/2022.

FC Benefit Zone 119: The flood control improvements to be maintained include drain facilities constructed for TR 36648. There are two categories of improvements to be maintained under Benefit Zone 119.

The first category of improvements are to be maintained in perpetuity and includes forty-eight catch basins, 18-, 24-, 30-, 36-, 42-, 48-, 66- inch reinforced concrete (RCP) storm drain pipes; double 36- inch RCP, an 8-foot by 4-foot reinforced concrete box (RCB), transitions to collect runoff discharge from the drainage facility, convey it through the property, and discharge the flow into the Perris Valley Storm Drain Channel, and appurtenances located within the public right-of-way.

The second category of improvements to be maintained under Benefit Zone 119 are the shared cost for the maintenance of the facilities on Evans Road. These facilities include 4 catch basins along Evans road, 24-, 36-, 48- inch reinforced concrete (RCP) storm drain pipes, and 8" HDPE Storm Drain Pipes.

FC Benefit Zone 120: The improvements to be maintained under DPR 19-00007 include an inlet, catch basins, 18-, 36- and 42-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way.

FC Benefit Zone 121: The improvements to be maintained under PM 37760 include an inlet, fifteen (15) catch basins, 18-, 24-, 30-, 33- and 36-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way.

FC Benefit Zone 122: The improvements to be maintained under DPR 07-0119 include an inlet, catch basins, 18-, 24-, 30- and 36-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way.

FC Benefit Zone 123: The improvements to be maintained under DPR 18-00011 include an inlet, 18- double reinforced concrete (RCP) storm drain pipes, 30-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way.

FC Benefit Zone 124, 125, 126, 127, 128: The improvements to be maintained under TR 37223 37722 37816 37817 37818 include facilities that will accommodate the storm flow impacting and generated within each benefit zone. All improvements to be maintained will be located in public rights-of-way and easements. There are two categories of improvements to be maintained.

The first category of improvements includes the flood control facilities that will protect flooding within each benefit zone. These facilities include reinforced concrete storm drain pipes, inlets and other appurtenances that collect, channel and convey the storm drain flow.

The second category of improvements to be maintained includes:

- Watson Road from the Eastern boundary of Tract 37817 to Murrieta Road,
- Green Valley Parkway from the Ethanac Road to Murrieta Road
- Murrieta Road from Watson Road to Green Valley Parkway, and
- Interior streets within Tracts 37223 and 37722

FC Benefit Zone 129: The improvements to be maintained under DPR 20-00011 include a catch basin, transition structure, 18-, and 30-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way. Improvements are to be maintained by Benefit Zone 129 in perpetuity.

FC Benefit Zone 130: The improvements to be maintained under DPR 16-00001 includes on-site flood control facilities with connections to off-site public facilities for overflow. The off-site improvements to be maintained under DPR 16-00001 include 24-inch reinforced concrete (RCP) storm drain pipes, 2 catch basins, and appurtenances located within the public right-of-way. Improvements are to be maintained by Benefit Zone 130 in perpetuity.

FC Benefit Zone 131: The improvements to be maintained under CUP 09-01-0008 include 24-, 30- and 36-inch reinforced concrete (RCP) storm drain pipes, catch basins and appurtenances located within the public right-of-way. These improvements also benefit Improvements are to be maintained by Benefit Zone 131 in perpetuity.

FC Benefit Zone 132: The improvements to be maintained under PM 37988 includes 42-inch reinforced concrete (RCP) storm drain pipes, and appurtenances, all located within the public right-of-way. Improvements are to be maintained by Benefit Zone 132 in perpetuity with the exception of approximately 207 LF RCP which may be maintained on an interim basis by Benefit Zone 132 pending turnover to Riverside County Flood Control District.

FC Benefit Zone 133: The improvements to be maintained under DPR 20-00017 includes on-site flood control facilities with connections to off-site public facilities for overflow. The off-site improvements to be maintained under Benefit Zone 133 ("BZ133") include 24-inch and 30-inch reinforced concrete (RCP) storm drain pipes, 2 catch basins, and appurtenances located within the public right-of-way. Improvements are to be maintained by Benefit Zone 133 in perpetuity.

FC Benefit Zone 134: The improvements to be maintained under DPR 21-00001 includes facilities that will accommodate the storm flow and protect DPR 21-00001 from inundation. These public improvements channel, contain and convey the storm flow away from the property and towards the Perris Valley Storm Drain Channel.

The project has on-site flood control facilities with connections to off-site public facilities for overflow. The off-site improvements to be maintained under Benefit Zone 134 ("BZ134") include an outlet and appurtenances located within the public right-of-way. Improvements are to be maintained by Benefit Zone 134 in perpetuity.

The project connects to the Perris Valley Line AC. BZ134's share of these facilities is based on its area as a percentage of the tributary area of Line AC within the City of Perris. Based on this calculation, BZ134 will contribute 50% for the maintenance of the existing facilities.

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

Unless noted otherwise, all private on-site storm drain facilities and basins identified within the property line are to be maintained by the property owner and not the City of Perris.

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

III. ESTIMATE OF COSTS

The 1982 Act provides that the estimated costs of the improvements shall include the total cost of the improvements for Fiscal Year 2023/24, including incidentals, which may include a 6-month tax roll reserve provides funding for the cost of servicing and maintenance prior to the receipt of tax collections from the County of Riverside. The fiscal year begins July 1 and the first installment from the tax roll collections are usually distributed by the County of Riverside the following January.

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

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



**FISCAL YEAR 2023/24 COST ESTIMATE
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

| Benefit Zone | Projected FY2022/23 Surplus/(Deficit) | FY2023/24 Assessment | Subtotal Funds | Maintenance | Slurry Seal | Subtotal Costs | Systems Management | Tax Roll Reserve | Street Reserve | Channel, Reserves & Projects | Estimated End of Year |
|--------------|---------------------------------------|----------------------|----------------|-------------|-------------|----------------|--------------------|------------------|----------------|------------------------------|-----------------------|
| FC 2 | \$67,256.57 | \$12,503.28 | \$79,759.85 | \$41,000.00 | \$0.00 | \$41,000.00 | \$8,935.11 | \$20,500.00 | \$0.00 | \$9,324.74 | \$0.00 |
| FC 5 | 19,951.00 | 4,534.00 | 24,485.00 | 9,200.00 | 0.00 | 9,200.00 | 2,004.95 | 4,600.00 | 0.00 | 8,680.05 | 0.00 |
| FC 6 | 60,207.00 | 18,545.04 | 78,752.04 | 7,451.00 | 0.00 | 7,451.00 | 1,623.79 | 3,725.50 | 0.00 | 65,951.75 | 0.00 |
| FC 14 | 307,222.03 | 74,238.30 | 381,460.33 | 79,238.19 | 0.00 | 79,238.19 | 17,268.34 | 39,619.10 | 0.00 | 245,334.70 | 0.00 |
| FC 15 | 46,198.64 | 55,000.20 | 101,198.84 | 52,479.00 | 0.00 | 52,479.00 | 11,436.72 | 26,239.50 | 0.00 | 11,043.62 | 0.00 |
| FC 16 | 75,908.85 | 20,414.48 | 96,323.33 | 31,200.00 | 0.00 | 31,200.00 | 6,799.40 | 15,600.00 | 0.00 | 42,723.93 | 0.00 |
| FC 17 | 27,896.11 | 9,057.90 | 36,954.01 | 11,531.00 | 0.00 | 11,531.00 | 2,512.95 | 5,765.50 | 0.00 | 17,144.56 | 0.00 |
| FC 18A | 16,452.44 | 4,719.43 | 21,171.87 | 8,700.00 | 0.00 | 8,700.00 | 1,895.99 | 4,350.00 | 0.00 | 6,225.88 | 0.00 |
| FC 18B | 15,934.01 | 3,431.99 | 19,366.00 | 5,100.00 | 0.00 | 5,100.00 | 1,111.44 | 2,550.00 | 9,225.81 | 1,378.75 | 0.00 |
| FC 19 | 6,780.51 | 1,538.70 | 8,319.21 | 4,624.00 | 0.00 | 4,624.00 | 1,007.71 | 2,312.00 | 0.00 | 375.50 | 0.00 |
| FC 21 | 19,762.13 | 4,484.56 | 24,246.69 | 2,400.00 | 0.00 | 2,400.00 | 523.03 | 1,200.00 | 0.00 | 20,123.66 | 0.00 |
| FC 22 | 130,258.00 | 42,217.16 | 172,475.16 | 85,238.00 | 0.00 | 85,238.00 | 18,575.88 | 42,619.00 | 0.00 | 26,042.28 | 0.00 |
| FC 23 | 20,133.24 | 7,250.78 | 27,384.02 | 9,426.00 | 0.00 | 9,426.00 | 2,054.20 | 4,713.00 | 0.00 | 11,190.82 | 0.00 |
| FC 24 | 410,820.52 | 93,691.09 | 504,511.61 | 34,258.00 | 0.00 | 34,258.00 | 7,465.83 | 17,129.00 | 429,778.68 | 15,880.10 | 0.00 |
| FC 25 | 621,133.50 | 134,197.93 | 755,331.43 | 50,000.00 | 0.00 | 50,000.00 | 10,896.48 | 25,000.00 | 651,681.34 | 17,753.61 | 0.00 |
| FC 26 | 104,495.56 | 26,632.98 | 131,128.54 | 13,900.00 | 0.00 | 13,900.00 | 3,029.22 | 6,950.00 | (15,530.62) | 122,779.94 | 0.00 |
| FC 27 | 4,487.95 | 22,114.55 | 26,602.50 | 9,600.00 | 0.00 | 9,600.00 | 2,092.12 | 4,800.00 | 0.00 | 10,110.38 | 0.00 |
| FC 28 | 114,516.80 | 28,688.09 | 143,204.89 | 10,600.00 | 0.00 | 10,600.00 | 2,310.05 | 5,300.00 | 132,215.57 | 0.00 | (7,220.73) |
| FC 29 | 218,985.24 | 47,249.41 | 266,234.65 | 40,000.00 | 0.00 | 40,000.00 | 8,717.18 | 20,000.00 | 203,879.53 | 0.00 | (6,362.06) |
| FC 31 | 588,329.31 | 118,387.93 | 706,717.24 | 15,000.00 | 0.00 | 15,000.00 | 3,268.94 | 7,500.00 | 679,302.87 | 1,645.43 | 0.00 |
| FC 32A | 67,052.40 | 16,319.79 | 83,372.19 | 18,500.00 | 0.00 | 18,500.00 | 4,031.70 | 9,250.00 | (18,527.07) | 70,117.56 | 0.00 |



| Benefit Zone | Projected | | Subtotal Funds | Maintenance | Slurry Seal | Subtotal Costs | Systems | | | Channel, Reserves & Projects | Estimated End of Year |
|--------------|-----------------------------|----------------------|----------------|-------------|-------------|----------------|------------|------------------|----------------|------------------------------|-----------------------|
| | FY2022/23 Surplus/(Deficit) | FY2023/24 Assessment | | | | | Management | Tax Roll Reserve | Street Reserve | | |
| FC 32B | 230,191.52 | 52,452.36 | 282,643.88 | 43,000.00 | 0.00 | 43,000.00 | 9,370.97 | 21,500.00 | 4,826.54 | 203,946.37 | 0.00 |
| FC 33 | 10,571.22 | 3,192.44 | 13,763.66 | 4,500.00 | 0.00 | 4,500.00 | 980.68 | 2,250.00 | 0.00 | 6,032.98 | 0.00 |
| FC 34 | 360,502.34 | 93,010.88 | 453,513.22 | 79,000.00 | 0.00 | 79,000.00 | 17,216.43 | 39,500.00 | 314,477.54 | 3,319.25 | 0.00 |
| FC 35B | 152,333.47 | 36,643.02 | 188,976.49 | 12,600.00 | 0.00 | 12,600.00 | 2,745.91 | 6,300.00 | 171,616.87 | 0.00 | (4,286.29) |
| FC 36 | 27,319.90 | 7,043.56 | 34,363.46 | 11,000.00 | 0.00 | 11,000.00 | 2,397.22 | 5,500.00 | 0.00 | 15,466.24 | 0.00 |
| FC 37 | 28,203.90 | 6,839.55 | 35,043.45 | 7,650.00 | 0.00 | 7,650.00 | 1,667.16 | 3,825.00 | 0.00 | 21,901.29 | 0.00 |
| FC 38 | 11,079.40 | 3,735.68 | 14,815.08 | 4,150.00 | 0.00 | 4,150.00 | 904.41 | 2,075.00 | 0.00 | 7,685.67 | 0.00 |
| FC 39 | 145,778.41 | 31,893.80 | 177,672.21 | 22,000.00 | 0.00 | 22,000.00 | 4,794.45 | 11,000.00 | 0.00 | 139,877.76 | 0.00 |
| FC 40 | 114,073.84 | 36,509.39 | 150,583.23 | 29,000.00 | 0.00 | 29,000.00 | 6,319.96 | 14,500.00 | 74,352.00 | 26,411.28 | 0.00 |
| FC 41 | 47,550.48 | 12,057.78 | 59,608.26 | 8,300.00 | 0.00 | 8,300.00 | 1,808.81 | 4,150.00 | 0.00 | 45,349.45 | 0.00 |
| FC 43 | 15,417.17 | 8,816.16 | 24,233.33 | 2,000.00 | 0.00 | 2,000.00 | 435.86 | 1,000.00 | 0.00 | 20,797.47 | 0.00 |
| FC 44 | 480,984.39 | 100,224.98 | 581,209.37 | 55,000.00 | 0.00 | 55,000.00 | 11,986.12 | 27,500.00 | 337,482.50 | 149,240.75 | 0.00 |
| FC 45 | 212,409.60 | 60,276.61 | 272,686.21 | 38,200.00 | 0.00 | 38,200.00 | 8,324.91 | 19,100.00 | 186,944.31 | 20,116.98 | 0.00 |
| FC 46 | 303,804.29 | 74,875.00 | 378,679.29 | 26,388.00 | 0.00 | 26,388.00 | 5,750.72 | 13,194.00 | 321,035.55 | 12,311.02 | 0.00 |
| FC 48 | 60,543.68 | 24,987.05 | 85,530.73 | 18,200.00 | 0.00 | 18,200.00 | 3,966.32 | 9,100.00 | 0.00 | 54,264.41 | 0.00 |
| FC 49 | 366,524.41 | 81,863.18 | 448,387.59 | 56,000.00 | 0.00 | 56,000.00 | 12,204.05 | 28,000.00 | 232,674.92 | 119,508.62 | 0.00 |
| FC 50 | 131,755.13 | 34,238.73 | 165,993.86 | 47,700.00 | 0.00 | 47,700.00 | 10,395.24 | 23,850.00 | (3,598.77) | 87,647.39 | 0.00 |
| FC 51 | 440,101.94 | 91,926.35 | 532,028.29 | 60,500.00 | 0.00 | 60,500.00 | 13,184.74 | 30,250.00 | 278,574.70 | 149,518.85 | 0.00 |
| FC 52 | 215,259.12 | 42,538.03 | 257,797.15 | 11,750.00 | 0.00 | 11,750.00 | 2,560.67 | 5,875.00 | 0.00 | 237,611.48 | 0.00 |
| FC 53 | 145,625.19 | 32,907.95 | 178,533.14 | 19,500.00 | 0.00 | 19,500.00 | 4,249.63 | 9,750.00 | 141,459.16 | 3,574.35 | 0.00 |
| FC 56 | 61,688.50 | 20,561.91 | 82,250.41 | 20,000.00 | 0.00 | 20,000.00 | 4,358.59 | 10,000.00 | 0.00 | 47,891.82 | 0.00 |



| Benefit Zone | Projected FY2022/23 Surplus/(Deficit) | FY2023/24 Assessment | Subtotal Funds | Maintenance | Slurry Seal | Subtotal Costs | Systems Management | Tax Roll Reserve | Street Reserve | Channel, Reserves & Projects | Estimated End of Year |
|--------------|---------------------------------------|----------------------|----------------|-------------|-------------|----------------|--------------------|------------------|----------------|------------------------------|-----------------------|
| FC 57 | 59,592.18 | 14,469.75 | 74,061.93 | 12,450.00 | 0.00 | 12,450.00 | 2,713.22 | 6,225.00 | 0.00 | 52,673.71 | 0.00 |
| FC 60 | 3,948.22 | 1,095.48 | 5,043.70 | 2,500.00 | 0.00 | 2,500.00 | 544.82 | 1,250.00 | 0.00 | 748.88 | 0.00 |
| FC 61 | 7,614.15 | 3,842.49 | 11,456.64 | 2,600.00 | 0.00 | 2,600.00 | 566.62 | 1,300.00 | 0.00 | 6,990.02 | 0.00 |
| FC 63 | 26,127.62 | 9,327.40 | 35,455.02 | 10,300.00 | 0.00 | 10,300.00 | 2,244.67 | 5,150.00 | 0.00 | 17,760.35 | 0.00 |
| FC 64 | 235,137.23 | 53,671.91 | 288,809.14 | 71,450.00 | 0.00 | 71,450.00 | 15,571.06 | 35,725.00 | 0.00 | 166,063.08 | 0.00 |
| FC 67 | 27,228.38 | 3,302.19 | 30,530.57 | 3,300.00 | 0.00 | 3,300.00 | 719.17 | 1,650.00 | 0.00 | 24,861.40 | 0.00 |
| FC 68 | 766.71 | 2,423.35 | 3,190.06 | 1,100.00 | 0.00 | 1,100.00 | 239.72 | 550.00 | 0.00 | 1,300.34 | 0.00 |
| FC 69 | 8,208.48 | 1,717.80 | 9,926.28 | 1,300.00 | 0.00 | 1,300.00 | 283.31 | 650.00 | 0.00 | 7,692.97 | 0.00 |
| FC 70 | 35,726.16 | 6,549.91 | 42,276.07 | 1,500.00 | 0.00 | 1,500.00 | 326.89 | 750.00 | 0.00 | 39,699.18 | 0.00 |
| FC 71 | 142,741.26 | 31,278.51 | 174,019.77 | 22,000.00 | 0.00 | 22,000.00 | 4,794.45 | 11,000.00 | 0.00 | 136,225.32 | 0.00 |
| FC 73 | 322,893.55 | 61,848.11 | 384,741.66 | 6,700.00 | 0.00 | 6,700.00 | 1,460.13 | 3,350.00 | 0.00 | 373,231.53 | 0.00 |
| FC 74 | 35,279.08 | 8,506.30 | 43,785.38 | 11,200.00 | 0.00 | 11,200.00 | 2,440.81 | 5,600.00 | 0.00 | 24,544.57 | 0.00 |
| FC 75 | 8,356.64 | 549.83 | 8,906.47 | 5,868.00 | 0.00 | 5,868.00 | 1,278.81 | 2,934.00 | 0.00 | 0.00 | (1,174.34) |
| FC 76 | 177,348.92 | 0.00 | 177,348.92 | 1,050.00 | 0.00 | 1,050.00 | 228.83 | 525.00 | 0.00 | 175,545.09 | 0.00 |
| FC 77 | 1,133,615.82 | 231,691.25 | 1,365,307.07 | 52,100.00 | 0.00 | 52,100.00 | 11,354.13 | 26,050.00 | 635,699.93 | 640,103.01 | 0.00 |
| FC 78 | 9,899.48 | 247.79 | 10,147.27 | 823.00 | 0.00 | 823.00 | 179.36 | 411.50 | 0.00 | 8,733.41 | 0.00 |
| FC 80 | 11,170.84 | 3,456.43 | 14,627.27 | 3,456.00 | 0.00 | 3,456.00 | 753.16 | 1,728.00 | 0.00 | 8,690.11 | 0.00 |
| FC 81 | 29,980.79 | 5,700.22 | 35,681.01 | 3,800.00 | 0.00 | 3,800.00 | 828.13 | 1,900.00 | 0.00 | 29,152.88 | 0.00 |
| FC 82 | 5,492.50 | 1,922.50 | 7,415.00 | 2,500.00 | 0.00 | 2,500.00 | 544.82 | 1,250.00 | 0.00 | 3,120.18 | 0.00 |
| FC 83 | 2,449.58 | 583.68 | 3,033.26 | 1,000.00 | 0.00 | 1,000.00 | 217.93 | 500.00 | 0.00 | 1,315.33 | 0.00 |
| FC 84 | 33,397.51 | 15,000.00 | 48,397.51 | 31,500.00 | 0.00 | 31,500.00 | 6,864.78 | 15,750.00 | 0.00 | 0.00 | (5,717.27) |



| Benefit Zone | Projected | FY2023/24 Assessment | Subtotal Funds | Maintenance | Slurry Seal | Subtotal Costs | Systems | | | Channel, Reserves & Projects | Estimated End of Year |
|--------------|-----------------------------|----------------------|----------------|-------------|-------------|----------------|------------|------------------|----------------|------------------------------|-----------------------|
| | FY2022/23 Surplus/(Deficit) | | | | | | Management | Tax Roll Reserve | Street Reserve | | |
| FC 85 | 3,965.22 | 3,455.62 | 7,420.84 | 3,000.00 | 0.00 | 3,000.00 | 653.79 | 1,500.00 | 0.00 | 2,267.05 | 0.00 |
| FC 86 | 2,258.74 | 789.15 | 3,047.89 | 1,500.00 | 0.00 | 1,500.00 | 326.89 | 750.00 | 0.00 | 471.00 | 0.00 |
| FC 87 | 462,530.19 | 79,547.25 | 542,077.44 | 13,000.00 | 0.00 | 13,000.00 | 2,833.08 | 6,500.00 | 0.00 | 519,744.36 | 0.00 |
| FC 88 | 2,827.80 | 499.46 | 3,327.26 | 1,930.00 | 0.00 | 1,930.00 | 420.60 | 965.00 | 0.00 | 11.66 | 0.00 |
| FC 90 | 6,402.81 | 2,102.68 | 8,505.49 | 4,400.00 | 0.00 | 4,400.00 | 958.89 | 2,200.00 | 0.00 | 946.60 | 0.00 |
| FC 91 | 207,363.47 | 51,140.74 | 258,504.21 | 6,600.00 | 0.00 | 6,600.00 | 1,438.33 | 3,300.00 | 0.00 | 247,165.88 | 0.00 |
| FC 92 | 24,989.50 | 6,031.74 | 31,021.24 | 300.00 | 0.00 | 300.00 | 65.38 | 150.00 | 0.00 | 30,505.86 | 0.00 |
| FC 93 | 185,439.02 | 54,810.76 | 240,249.78 | 55,000.00 | 0.00 | 55,000.00 | 11,986.12 | 27,500.00 | 0.00 | 145,763.66 | 0.00 |
| FC 94 | 66,318.36 | 37,805.30 | 104,123.66 | 37,100.00 | 0.00 | 37,100.00 | 8,085.18 | 18,550.00 | 0.00 | 40,388.48 | 0.00 |
| FC 95 | 6,767.15 | 2,070.68 | 8,837.83 | 2,800.00 | 0.00 | 2,800.00 | 610.20 | 1,400.00 | 0.00 | 4,027.63 | 0.00 |
| FC 96 | 42,574.77 | 13,408.40 | 55,983.17 | 15,500.00 | 0.00 | 15,500.00 | 3,377.91 | 7,750.00 | 0.00 | 29,355.26 | 0.00 |
| FC 97 | 36,818.29 | 139,955.40 | 176,773.69 | 42,475.00 | 0.00 | 42,475.00 | 9,256.56 | 21,237.50 | 0.00 | 103,804.63 | 0.00 |
| FC 98 | 34,756.25 | 125,806.37 | 160,562.62 | 37,911.00 | 0.00 | 37,911.00 | 8,261.93 | 18,955.50 | 0.00 | 95,434.19 | 0.00 |
| FC 99 | 17,173.86 | 31,715.00 | 48,888.86 | 11,484.00 | 0.00 | 11,484.00 | 2,502.70 | 5,742.00 | 0.00 | 29,160.16 | 0.00 |
| FC 100 | 51,375.05 | 14,180.13 | 65,555.18 | 1,200.00 | 0.00 | 1,200.00 | 261.52 | 600.00 | 0.00 | 63,493.66 | 0.00 |
| FC 101 | 6,946.50 | 2,284.41 | 9,230.91 | 3,900.00 | 0.00 | 3,900.00 | 849.93 | 1,950.00 | 0.00 | 2,530.98 | 0.00 |
| FC 102 | 0.00 | 5,516.94 | 5,516.94 | 3,600.00 | 0.00 | 3,600.00 | 784.55 | 1,800.00 | 0.00 | 0.00 | (667.61) |
| FC 103 | 0.00 | 5,133.29 | 5,133.29 | 1,900.00 | 0.00 | 1,900.00 | 414.07 | 950.00 | 0.00 | 1,869.22 | 0.00 |
| FC 104 | 21,294.22 | 12,715.84 | 34,010.06 | 19,350.00 | 0.00 | 19,350.00 | 4,216.94 | 9,675.00 | 0.00 | 768.12 | 0.00 |
| FC 105 | 2,937.48 | 2,234.88 | 5,172.36 | 2,000.00 | 0.00 | 2,000.00 | 435.86 | 1,000.00 | 0.00 | 1,736.50 | 0.00 |
| FC 106 | 8,959.79 | 2,524.01 | 11,483.80 | 700.00 | 0.00 | 700.00 | 152.55 | 350.00 | 0.00 | 10,281.25 | 0.00 |



| Benefit Zone | Projected FY2022/23 Surplus/(Deficit) | FY2023/24 Assessment | Subtotal Funds | Maintenance | Slurry Seal | Subtotal Costs | Systems Management | Tax Roll Reserve | Street Reserve | Channel, Reserves & Projects | Estimated End of Year |
|---------------|---------------------------------------|-----------------------|------------------------|-----------------------|---------------|-----------------------|---------------------|---------------------|-----------------------|------------------------------|-----------------------|
| FC 108 | 31,431.06 | 12,648.20 | 44,079.26 | 25,500.00 | 0.00 | 25,500.00 | 5,557.20 | 12,750.00 | 0.00 | 272.06 | 0.00 |
| FC 109 | 1,110.35 | 2,189.99 | 3,300.34 | 1,400.00 | 0.00 | 1,400.00 | 305.10 | 700.00 | 0.00 | 895.24 | 0.00 |
| FC 110 | 2,796.03 | 1,064.54 | 3,860.57 | 700.00 | 0.00 | 700.00 | 152.55 | 350.00 | 0.00 | 2,658.02 | 0.00 |
| FC 111 | 7,831.31 | 4,650.87 | 12,482.18 | 3,350.00 | 0.00 | 3,350.00 | 730.06 | 1,675.00 | 0.00 | 6,727.12 | 0.00 |
| FC 112 | 7,997.30 | 3,994.76 | 11,992.06 | 5,900.00 | 0.00 | 5,900.00 | 1,285.78 | 2,950.00 | 0.00 | 1,856.28 | 0.00 |
| FC 114 | 9,911.08 | 5,410.99 | 15,322.07 | 8,250.00 | 0.00 | 8,250.00 | 1,797.92 | 4,125.00 | 0.00 | 1,149.15 | 0.00 |
| FC 115 | 0.00 | 2,844.10 | 2,844.10 | 2,000.00 | 0.00 | 2,000.00 | 435.86 | 1,000.00 | 0.00 | 0.00 | (591.76) |
| FC 116 | 16,462.89 | 19,631.87 | 36,094.76 | 18,000.00 | 0.00 | 18,000.00 | 3,922.73 | 9,000.00 | 0.00 | 5,172.03 | 0.00 |
| FC 117 | 0.00 | 551.18 | 551.18 | 402.00 | 0.00 | 402.00 | 87.61 | 201.00 | 0.00 | 0.00 | (139.43) |
| FC 118 | 0.00 | 35,193.98 | 35,193.98 | 25,280.00 | 0.00 | 25,280.00 | 5,509.26 | 12,640.00 | 0.00 | 0.00 | (8,235.28) |
| FC 120 | 0.00 | 6,819.96 | 6,819.96 | 4,875.00 | 0.00 | 4,875.00 | 1,062.41 | 2,437.50 | 0.00 | 0.00 | (1,554.95) |
| FC 121 | 0.00 | 439.92 | 439.92 | 312.00 | 0.00 | 312.00 | 67.99 | 156.00 | 0.00 | 0.00 | (96.07) |
| FC 122 | 0.00 | 5,471.14 | 5,471.14 | 3,875.00 | 0.00 | 3,875.00 | 844.48 | 1,937.50 | 0.00 | 0.00 | (1,185.84) |
| FC 123 | 0.00 | 729.74 | 729.74 | 487.00 | 0.00 | 487.00 | 106.13 | 243.50 | 0.00 | 0.00 | (106.89) |
| FC 130 | 0.00 | 2,319.92 | 2,319.92 | 1,655.00 | 0.00 | 1,655.00 | 360.67 | 827.50 | 0.00 | 0.00 | (523.25) |
| FC 133 | 0.00 | 1,598.30 | 1,598.30 | 1,113.00 | 0.00 | 1,113.00 | 242.56 | 556.50 | 0.00 | 0.00 | (313.76) |
| TOTALS | \$10,091,713.30 | \$2,758,284.41 | \$12,849,997.71 | \$1,733,129.19 | \$0.00 | \$1,733,129.19 | \$377,700.00 | \$866,564.60 | \$4,767,571.35 | \$5,143,208.11 | (\$38,175.53) |

NOTE: Totals may not foot due to rounding.

| Systems Management | FY 2023/24 |
|---------------------------------|---------------------|
| Administration & Operations | \$352,300.00 |
| Office of the City Clerk | 1,900.00 |
| Assessment Engineering | 18,500.00 |
| County Charges | 5,000.00 |
| Total Systems Management | \$377,700.00 |

IV. METHOD OF ASSESSMENT

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

A. BACKGROUND

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

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

B. SPECIAL BENEFIT

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

C. GENERAL BENEFIT

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

D. APPORTIONMENT

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



**FISCAL YEAR 2023/24 ASSESSMENT ROLL (BY FC BENEFIT ZONE)
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS**

| Benefit Zone | Benefit Units | Flood Control | | | | Dollar Levied per Unit | Street Repair | | | Total FY 2023/24 Assessment |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | |
| FC 1 | 111.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| FC 2 | 708.00 | 17.66 | 12,503.28 | 17.66 | 12,503.28 | 0.00 | 0.00 | 0.00 | 0.00 | 12,503.28 |
| FC 3 | 620.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 4 | 38.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 5 | 100.00 | 45.34 | 4,534.00 | 45.34 | 4,534.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4,534.00 |
| FC 6 | 40.22 | 461.09 | 18,545.04 | 539.41 | 21,695.03 | 0.00 | 0.00 | 0.00 | 0.00 | 18,545.04 |
| FC 7 | 5.51 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 8 | 1.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 9 | 19.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 10 | 112.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 11 | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 12 | 0.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 14A | 322.00 | 37.88 | 12,198.13 | 37.89 | 12,201.31 | 0.00 | 0.00 | 0.00 | 0.00 | 12,198.13 |
| FC 14B | 1,094.00 | 37.88 | 41,443.33 | 37.89 | 41,454.15 | 0.00 | 0.00 | 0.00 | 0.00 | 41,443.33 |
| FC 14C | 142.00 | 145.05 | 20,596.84 | 145.05 | 20,596.84 | 0.00 | 0.00 | 0.00 | 0.00 | 20,596.84 |
| FC 15 | 310.00 | 177.42 | 55,000.20 | 381.13 | 118,149.30 | 0.00 | 0.00 | 0.00 | 0.00 | 55,000.20 |
| FC 16 | 181.00 | 112.79 | 20,414.48 | 112.79 | 20,414.48 | 0.00 | 0.00 | 0.00 | 0.00 | 20,414.48 |
| FC 17 | 109.00 | 83.10 | 9,057.90 | 83.10 | 9,058.36 | 0.00 | 0.00 | 0.00 | 0.00 | 9,057.90 |
| FC 18A | 92.00 | 51.30 | 4,719.43 | 51.30 | 4,719.43 | 0.00 | 0.00 | 0.00 | 0.00 | 4,719.43 |
| FC 18B | 15.00 | 87.64 | 1,314.65 | 87.64 | 1,314.65 | 141.16 | 2,117.34 | 141.16 | 2,117.34 | 3,431.99 |

| Benefit Zone | Benefit Units | Flood Control | | | | Street Repair | | | | Total FY 2023/24 Assessment |
|-----------------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | |
| FC 19 | 33.00 | 46.63 | 1,538.70 | 46.64 | 1,539.12 | 0.00 | 0.00 | 0.00 | 0.00 | 1,538.70 |
| FC 20 | 8.49 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 21 | 58.00 | 77.32 | 4,484.56 | 77.32 | 4,484.63 | 0.00 | 0.00 | 0.00 | 0.00 | 4,484.56 |
| FC 22 | 494.00 | 85.46 | 42,217.16 | 85.46 | 42,217.16 | 0.00 | 0.00 | 0.00 | 0.00 | 42,217.16 |
| FC 23 | 103.00 | 70.40 | 7,250.78 | 70.40 | 7,250.78 | 0.00 | 0.00 | 0.00 | 0.00 | 7,250.78 |
| FC 24 ⁽¹⁾ | 200.00 | 152.55 | 30,509.35 | 152.55 | 30,509.35 | 315.91 | 63,181.74 | 315.91 | 63,181.74 | 93,691.09 |
| FC 25 | 519.00 | 97.44 | 50,568.87 | 123.41 | 64,051.23 | 161.13 | 83,629.06 | 161.13 | 83,629.06 | 134,197.93 |
| FC 26 | 67.00 | 300.97 | 20,165.30 | 371.67 | 24,902.15 | 96.53 | 6,467.68 | 96.53 | 6,467.68 | 26,632.98 |
| FC 27 ⁽¹⁾ | 81.00 | 99.44 | 8,054.64 | 99.44 | 8,054.64 | 173.58 | 14,059.91 | 173.58 | 14,059.91 | 22,114.55 |
| FC 28 ⁽¹⁾ | 95.00 | 96.76 | 9,192.14 | 96.76 | 9,192.14 | 205.22 | 19,495.95 | 205.22 | 19,495.95 | 28,688.09 |
| FC 29 ⁽¹⁾ | 147.00 | 128.49 | 18,888.55 | 128.49 | 18,888.55 | 192.93 | 28,360.86 | 192.93 | 28,360.86 | 47,249.41 |
| FC 31 ⁽¹⁾ | 378.00 | 96.50 | 36,477.00 | 96.50 | 36,477.60 | 216.70 | 81,910.93 | 216.70 | 81,910.93 | 118,387.93 |
| FC 32A | 89.00 | 115.96 | 10,320.59 | 115.96 | 10,320.59 | 67.41 | 5,999.20 | 67.41 | 5,999.20 | 16,319.79 |
| FC 32B | 304.00 | 105.13 | 31,960.70 | 109.34 | 33,239.25 | 67.41 | 20,491.66 | 67.41 | 20,491.66 | 52,452.36 |
| FC 33 | 1.00 | 3,192.44 | 3,192.44 | 4,429.86 | 4,429.86 | 0.00 | 0.00 | 0.00 | 0.00 | 3,192.44 |
| FC 34 | 334.00 | 148.36 | 49,552.24 | 148.36 | 49,553.66 | 130.12 | 43,458.64 | 130.12 | 43,458.64 | 93,010.88 |
| FC 35A | 94.00 | 0.00 | 0.00 | 52.57 | 4,941.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 35B ⁽¹⁾ | 153.00 | 82.29 | 12,590.37 | 82.29 | 12,591.05 | 157.21 | 24,052.65 | 157.21 | 24,052.65 | 36,643.02 |
| FC 36 | 9.52 | 739.87 | 7,043.56 | 739.87 | 7,043.56 | 0.00 | 0.00 | 0.00 | 0.00 | 7,043.56 |
| FC 37 | 1.00 | 6,839.55 | 6,839.55 | 8,652.10 | 8,652.10 | 0.00 | 0.00 | 0.00 | 0.00 | 6,839.55 |
| FC 38 | 1.00 | 3,735.68 | 3,735.68 | 6,042.72 | 6,042.72 | 0.00 | 0.00 | 0.00 | 0.00 | 3,735.68 |



| Benefit Zone | Benefit Units | Flood Control | | | | Dollar Levied per Unit | Street Repair | | | | Total FY 2023/24 Assessment |
|----------------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|------|-----------------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | |
| FC 39 | 1.00 | 31,893.80 | 31,893.80 | 33,009.30 | 33,009.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 31,893.80 |
| FC 40 | 112.00 | 200.95 | 22,505.99 | 200.95 | 22,505.99 | 125.03 | 14,003.40 | 125.03 | 14,003.40 | | 36,509.39 |
| FC 41 | 24.16 | 499.08 | 12,057.78 | 499.09 | 12,058.02 | 0.00 | 0.00 | 0.00 | 0.00 | | 12,057.78 |
| FC 42 | 8.01 | 0.00 | 0.00 | 912.94 | 7,312.67 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |
| FC 43 | 19.00 | 464.01 | 8,816.16 | 575.01 | 10,925.12 | 0.00 | 0.00 | 100.03 | 1,900.54 | | 8,816.16 |
| FC 44 | 371.00 | 94.80 | 35,170.93 | 175.93 | 65,271.60 | 175.35 | 65,054.05 | 175.35 | 65,054.05 | | 100,224.98 |
| FC 45 ⁽¹⁾ | 199.00 | 150.29 | 29,907.49 | 150.29 | 29,907.49 | 152.61 | 30,369.12 | 152.61 | 30,369.12 | | 60,276.61 |
| FC 46 ⁽¹⁾ | 279.00 | 107.76 | 30,065.04 | 107.76 | 30,065.07 | 160.61 | 44,809.96 | 160.61 | 44,809.96 | | 74,875.00 |
| FC 47 | 8.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 109.86 | 878.84 | | 0.00 |
| FC 48 | 50.37 | 496.07 | 24,987.05 | 653.22 | 32,902.55 | 0.00 | 0.00 | 0.00 | 0.00 | | 24,987.05 |
| FC 49 | 170.00 | 297.29 | 50,539.87 | 300.37 | 51,062.58 | 184.25 | 31,323.31 | 184.25 | 31,323.31 | | 81,863.18 |
| FC 50 ⁽¹⁾ | 75.00 | 336.18 | 25,213.36 | 336.18 | 25,213.36 | 120.34 | 9,025.37 | 120.34 | 9,025.37 | | 34,238.73 |
| FC 51 | 386.00 | 96.06 | 37,077.27 | 96.07 | 37,081.17 | 142.10 | 54,849.08 | 142.10 | 54,849.08 | | 91,926.35 |
| FC 52 | 85.55 | 497.23 | 42,538.03 | 2,526.94 | 216,180.05 | 0.00 | 0.00 | 0.00 | 0.00 | | 42,538.03 |
| FC 53 ⁽¹⁾ | 76.00 | 244.01 | 18,544.51 | 244.01 | 18,544.51 | 188.99 | 14,363.44 | 188.99 | 14,363.44 | | 32,907.95 |
| FC 54 | 57.00 | 0.00 | 0.00 | 224.17 | 12,777.63 | 0.00 | 0.00 | 110.73 | 6,311.89 | | 0.00 |
| FC 55 | 168.00 | 0.00 | 0.00 | 189.17 | 31,780.26 | 0.00 | 0.00 | 132.46 | 22,253.48 | | 0.00 |
| FC 56 | 34.35 | 598.60 | 20,561.91 | 598.60 | 20,561.91 | 0.00 | 0.00 | 0.00 | 0.00 | | 20,561.91 |
| FC 57 | 23.76 | 609.00 | 14,469.75 | 609.00 | 14,469.75 | 0.00 | 0.00 | 0.00 | 0.00 | | 14,469.75 |
| FC 58 | 9.00 | 0.00 | 0.00 | 89.29 | 803.62 | 0.00 | 0.00 | 186.68 | 1,680.13 | | 0.00 |
| FC 59 | 1.00 | 0.00 | 0.00 | 549.34 | 549.34 | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 |



| Benefit Zone | Benefit Units | Flood Control | | | | Street Repair | | | | Total |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment |
| FC 60 | 4.42 | 247.85 | 1,095.48 | 247.85 | 1,095.49 | 0.00 | 0.00 | 0.00 | 0.00 | 1,095.48 |
| FC 61 | 4.23 | 908.39 | 3,842.49 | 1,161.02 | 4,911.12 | 0.00 | 0.00 | 0.00 | 0.00 | 3,842.49 |
| FC 63 | 6.60 | 1,413.24 | 9,327.40 | 3,362.61 | 22,193.20 | 0.00 | 0.00 | 0.00 | 0.00 | 9,327.40 |
| FC 64 | 1.00 | 53,671.91 | 53,671.91 | 60,888.76 | 60,888.76 | 0.00 | 0.00 | 0.00 | 0.00 | 53,671.91 |
| FC 66 | 127.00 | 0.00 | 0.00 | 49.51 | 6,287.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 67 | 1.00 | 3,302.19 | 3,302.19 | 3,302.19 | 3,302.19 | 0.00 | 0.00 | 0.00 | 0.00 | 3,302.19 |
| FC 68 | 0.64 | 3,786.49 | 2,423.35 | 3,786.49 | 2,423.35 | 0.00 | 0.00 | 0.00 | 0.00 | 2,423.35 |
| FC 69 | 1.33 | 1,291.58 | 1,717.80 | 1,291.58 | 1,717.81 | 0.00 | 0.00 | 0.00 | 0.00 | 1,717.80 |
| FC 70 | 1.00 | 6,549.91 | 6,549.91 | 7,117.94 | 7,117.94 | 0.00 | 0.00 | 0.00 | 0.00 | 6,549.91 |
| FC 71 O | 79.12 | 0.00 | 0.00 | 1,186.02 | 93,838.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 71 P | 79.12 | 395.33 | 31,278.51 | 395.33 | 31,278.61 | 0.00 | 0.00 | 0.00 | 0.00 | 31,278.51 |
| FC 73 O | 26.55 | 106.16 | 2,818.42 | 2,192.79 | 58,218.53 | 0.00 | 0.00 | 0.00 | 0.00 | 2,818.42 |
| FC 73 P | 26.55 | 2,223.34 | 59,029.69 | 3,511.26 | 93,224.05 | 0.00 | 0.00 | 0.00 | 0.00 | 59,029.69 |
| FC 74 | 1.00 | 8,506.30 | 8,506.30 | 8,506.30 | 8,506.30 | 0.00 | 0.00 | 0.00 | 0.00 | 8,506.30 |
| FC 75 | 1.00 | 549.83 | 549.83 | 549.84 | 549.84 | 0.00 | 0.00 | 0.00 | 0.00 | 549.83 |
| FC 76 O | 1.00 | 0.00 | 0.00 | 49,549.26 | 49,549.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 76 P | 1.00 | 0.00 | 0.00 | 3,692.24 | 3,692.24 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 77 | 496.00 | 159.39 | 79,058.07 | 346.30 | 171,763.72 | 307.73 | 152,633.18 | 476.03 | 236,110.56 | 231,691.25 |
| FC 78 | 1.00 | 247.79 | 247.79 | 311.30 | 311.30 | 0.00 | 0.00 | 0.00 | 0.00 | 247.79 |
| FC 80 | 1.00 | 3,456.43 | 3,456.43 | 3,456.43 | 3,456.43 | 0.00 | 0.00 | 0.00 | 0.00 | 3,456.43 |
| FC 81 | 84.19 | 67.71 | 5,700.22 | 73.57 | 6,193.90 | 0.00 | 0.00 | 0.00 | 0.00 | 5,700.22 |

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

P designated assessment for public facilities.



| Benefit Zone | Benefit Units | Flood Control | | | | Street Repair | | | | Total |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment |
| FC 82 | 31.11 | 61.80 | 1,922.50 | 96.83 | 3,012.49 | 0.00 | 0.00 | 0.00 | 0.00 | 1,922.50 |
| FC 83 | 14.04 | 41.57 | 583.68 | 41.58 | 583.82 | 0.00 | 0.00 | 0.00 | 0.00 | 583.68 |
| FC 84 | 1.00 | 15,000.00 | 15,000.00 | 35,974.03 | 35,974.03 | 0.00 | 0.00 | 0.00 | 0.00 | 15,000.00 |
| FC 85 | P 9.06 | 31.76 | 287.70 | 31.76 | 287.70 | 0.00 | 0.00 | 0.00 | 0.00 | 287.70 |
| FC 85 | F 9.06 | 349.66 | 3,167.92 | 349.66 | 3,167.96 | 0.00 | 0.00 | 0.00 | 0.00 | 3,167.92 |
| FC 86 | 3.31 | 238.41 | 789.15 | 238.41 | 789.16 | 0.00 | 0.00 | 0.00 | 0.00 | 789.15 |
| FC 87 | O 85.02 | 444.45 | 37,786.77 | 482.99 | 41,063.39 | 0.00 | 0.00 | 0.00 | 0.00 | 37,786.77 |
| FC 87 | P 85.02 | 491.18 | 41,760.48 | 559.24 | 47,546.99 | 0.00 | 0.00 | 0.00 | 0.00 | 41,760.48 |
| FC 88 | 0.48 | 1,040.55 | 499.46 | 1,040.55 | 499.46 | 0.00 | 0.00 | 0.00 | 0.00 | 499.46 |
| FC 89 | 1.38 | 0.00 | 0.00 | 2,300.80 | 3,175.11 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 90 | 21.81 | 96.41 | 2,102.68 | 96.41 | 2,102.68 | 0.00 | 0.00 | 0.00 | 0.00 | 2,102.68 |
| FC 91 | O 43.15 | 328.44 | 14,172.34 | 328.45 | 14,172.78 | 0.00 | 0.00 | 0.00 | 0.00 | 14,172.34 |
| FC 91 | P 43.15 | 856.74 | 36,968.40 | 856.75 | 36,968.84 | 0.00 | 0.00 | 0.00 | 0.00 | 36,968.40 |
| FC 92 | 1.00 | 6,031.74 | 6,031.74 | 6,031.74 | 6,031.74 | 0.00 | 0.00 | 0.00 | 0.00 | 6,031.74 |
| FC 93 | O 68.52 | 756.17 | 51,812.59 | 756.18 | 51,813.28 | 0.00 | 0.00 | 0.00 | 0.00 | 51,812.59 |
| FC 93 | P 68.52 | 43.76 | 2,998.17 | 43.77 | 2,998.86 | 0.00 | 0.00 | 0.00 | 0.00 | 2,998.17 |
| FC 94 | P 48.58 | 140.31 | 6,816.09 | 140.31 | 6,816.09 | 0.00 | 0.00 | 0.00 | 0.00 | 6,816.09 |
| FC 94 | F 48.58 | 637.90 | 30,989.21 | 637.91 | 30,989.70 | 0.00 | 0.00 | 0.00 | 0.00 | 30,989.21 |
| FC 95 | 3.25 | 637.13 | 2,070.68 | 637.13 | 2,070.69 | 0.00 | 0.00 | 0.00 | 0.00 | 2,070.68 |
| FC 96 | 23.13 | 579.70 | 13,408.40 | 728.22 | 16,843.80 | 0.00 | 0.00 | 0.00 | 0.00 | 13,408.40 |
| FC 97 | 163.00 | 316.18 | 51,537.36 | 316.18 | 51,537.36 | 542.44 | 88,418.04 | 542.44 | 88,418.04 | 139,955.40 |

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



| Benefit Zone | Benefit Units | Flood Control | | | | Dollar Levied per Unit | Street Repair | | | Total FY 2023/24 Assessment |
|--------------|---------------|------------------------|-----------------------|---------------------|--------------------|------------------------|-----------------------|---------------------|--------------------|-----------------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | |
| FC 98 | 145.00 | 330.45 | 47,914.58 | 330.45 | 47,914.58 | 537.18 | 77,891.79 | 537.18 | 77,891.79 | 125,806.37 |
| FC 99 | 198.00 | 107.24 | 21,232.88 | 394.43 | 78,097.44 | 52.94 | 10,482.12 | 542.21 | 107,357.46 | 31,715.00 |
| FC 100 | 1.00 | 14,180.13 | 14,180.13 | 14,180.13 | 14,180.13 | 0.00 | 0.00 | 0.00 | 0.00 | 14,180.13 |
| FC 101 | 3.28 | 696.47 | 2,284.41 | 696.48 | 2,284.45 | 0.00 | 0.00 | 0.00 | 0.00 | 2,284.41 |
| FC 102 | 1.00 | 5,516.94 | 5,516.94 | 5,516.94 | 5,516.94 | 0.00 | 0.00 | 0.00 | 0.00 | 5,516.94 |
| FC 103 | 30.75 | 166.94 | 5,133.29 | 166.94 | 5,133.29 | 0.00 | 0.00 | 0.00 | 0.00 | 5,133.29 |
| FC 104 | O 1.00 | 1,300.13 | 1,300.13 | 1,300.13 | 1,300.13 | 0.00 | 0.00 | 0.00 | 0.00 | 1,300.13 |
| FC 104 | P 1.00 | 11,415.71 | 11,415.71 | 11,415.72 | 11,415.72 | 0.00 | 0.00 | 0.00 | 0.00 | 11,415.71 |
| FC 105 | O 1.00 | 750.04 | 750.04 | 750.05 | 750.05 | 0.00 | 0.00 | 0.00 | 0.00 | 750.04 |
| FC 105 | P 1.00 | 1,484.84 | 1,484.84 | 1,484.84 | 1,484.84 | 0.00 | 0.00 | 0.00 | 0.00 | 1,484.84 |
| FC 106 | 2.81 | 898.22 | 2,524.01 | 898.22 | 2,524.01 | 0.00 | 0.00 | 0.00 | 0.00 | 2,524.01 |
| FC 108 | 1.00 | 12,648.20 | 12,648.20 | 12,648.21 | 12,648.21 | 0.00 | 0.00 | 0.00 | 0.00 | 12,648.20 |
| FC 109 | 2.05 | 1,068.29 | 2,189.99 | 1,068.29 | 2,190.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,189.99 |
| FC 110 | 1.00 | 1,064.54 | 1,064.54 | 1,064.54 | 1,064.54 | 0.00 | 0.00 | 0.00 | 0.00 | 1,064.54 |
| FC 111 | 54.70 | 85.03 | 4,650.87 | 85.04 | 4,651.43 | 0.00 | 0.00 | 0.00 | 0.00 | 4,650.87 |
| FC 112 | 1.00 | 3,994.76 | 3,994.76 | 3,994.76 | 3,994.76 | 0.00 | 0.00 | 0.00 | 0.00 | 3,994.76 |
| FC 113 | 128.00 | 0.00 | 0.00 | 15.46 | 1,978.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 114 | 1.00 | 5,410.99 | 5,410.99 | 5,410.99 | 5,410.99 | 0.00 | 0.00 | 0.00 | 0.00 | 5,410.99 |
| FC 115 | 8.28 | 343.49 | 2,844.10 | 343.49 | 2,844.07 | 0.00 | 0.00 | 0.00 | 0.00 | 2,844.10 |
| FC 116 | 1.00 | 19,631.87 | 19,631.87 | 19,631.87 | 19,631.87 | 0.00 | 0.00 | 0.00 | 0.00 | 19,631.87 |
| FC 117 | 1.00 | 551.18 | 551.18 | 551.18 | 551.18 | 0.00 | 0.00 | 0.00 | 0.00 | 551.18 |

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



| Benefit Zone | Benefit Units | Flood Control | | | | Street Repair | | | | Total |
|-----------------------------|---------------|------------------------|-----------------------|---------------------|-----------------------|------------------------|-----------------------|---------------------|-----------------------|-----------------------|
| | | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | Dollar Levied per Unit | FY 2023/24 Assessment | Max Dollar per Unit | Maximum Assessment | FY 2023/24 Assessment |
| FC 118 | R 25.26 | 1,393.27 | 35,193.98 | 1,393.27 | 35,193.98 | 0.00 | 0.00 | 0.00 | 0.00 | 35,193.98 |
| FC 119 | 270.00 | 0.00 | 0.00 | 211.93 | 57,219.97 | 0.00 | 0.00 | 289.41 | 78,140.39 | 0.00 |
| FC 120 | 15.60 | 437.18 | 6,819.96 | 437.18 | 6,819.96 | 0.00 | 0.00 | 0.00 | 0.00 | 6,819.96 |
| FC 121 | 2 | 219.96 | 439.92 | 219.96 | 439.93 | 0.00 | 0.00 | 0.00 | 0.00 | 439.92 |
| FC 122 | 55.26 | 99.01 | 5,471.14 | 99.01 | 5,471.14 | 0.00 | 0.00 | 0.00 | 0.00 | 5,471.14 |
| FC 123 | 6.31 | 115.65 | 729.74 | 115.65 | 729.74 | 0.00 | 0.00 | 0.00 | 0.00 | 729.74 |
| FC 124 | 253.00 | 0.00 | 0.00 | 294.20 | 74,432.85 | 0.00 | 0.00 | 482.45 | 122,059.65 | 0.00 |
| FC 125 | 116.00 | 0.00 | 0.00 | 254.43 | 29,513.68 | 0.00 | 0.00 | 502.86 | 58,331.91 | 0.00 |
| FC 126 | 97.00 | 0.00 | 0.00 | 187.96 | 18,231.64 | 0.00 | 0.00 | 123.40 | 11,970.06 | 0.00 |
| FC 127 | 228.00 | 0.00 | 0.00 | 174.46 | 39,776.46 | 0.00 | 0.00 | 123.40 | 28,135.81 | 0.00 |
| FC 128 | 376.00 | 0.00 | 0.00 | 138.72 | 52,158.46 | 0.00 | 0.00 | 123.40 | 46,399.40 | 0.00 |
| FC 129 | 11.71 | 0.00 | 0.00 | 81.68 | 956.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 130 | 1.00 | 2,319.92 | 2,319.92 | 2,319.92 | 2,319.92 | 0.00 | 0.00 | 0.00 | 0.00 | 2,319.92 |
| FC 131 | 3.95 | 0.00 | 0.00 | 986.79 | 3,897.83 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 132 | 216.89 | 0.00 | 0.00 | 42.02 | 9,113.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| FC 133 | 5.00 | 319.66 | 1,598.30 | 319.66 | 1,598.30 | 0.00 | 0.00 | 0.00 | 0.00 | 1,598.30 |
| FC 134 | 9.69 | 0.00 | 0.00 | 69.42 | 672.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total ⁽²⁾ | | | \$1,771,835.93 | | \$2,877,084.47 | | \$986,448.48 | | \$1,544,863.30 | \$2,758,284.41 |

R designated assessment for interim facilities- Riverside County Flood Control and Water Conservation District (RCFC&WCD)

⁽¹⁾ Max Rate increased by EMWD rate change of 3.10%.

⁽²⁾ Totals may not foot with Assessment Roll shown as Exhibit B due to even penny rounding required by Riverside County.

E. ANNUAL ESCALATORS

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

For FC Benefit Zones 6 through 129, 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 2023/24, the ENR assessment increase rate is 1.1%. Some of the maintenance expenditure costs are increasing higher than the ENR rate due to inflationary rates tied to the U.S. Consumer Price Index (CPI) rather than the ENR. Even though assessments in several zones have been increased greater than the ENR increase of 1.1%, the rates per zone remain below the approved maximum annual assessments.

For FC Benefit Zones 130 and greater, the maximum annual assessment shall be increased by an amount equal to the Consumer Price Index (“CPI”) from January to January for the Riverside-San Bernardino-Ontario Area for Urban Consumers, as developed by U.S. Bureau of Labor Statistics. 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 2023/24, the CPI assessment increase rate is 7.33%.

For the current maximum annual assessment and the assessment for the fiscal year commencing July 1, 2023 to June 30, 2024, reference is made to the Assessment Roll included herein as Exhibit B.

V. ASSESSMENT ROLL

The Assessment Roll stating the net amount to be assessed for each assessable lot or parcel of land in a Flood Control Benefit Zone and the Fiscal Year 2023/24 assessment, is made a part of this report as Exhibit B. The information included therein was obtained from the latest Secured Roll (July 20, 2022) from the County of Riverside, Office of the Assessor.

Upon approval of the Engineer’s Annual Levy Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2023/24. If the parcels or assessment numbers within the District and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor’s Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount

submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

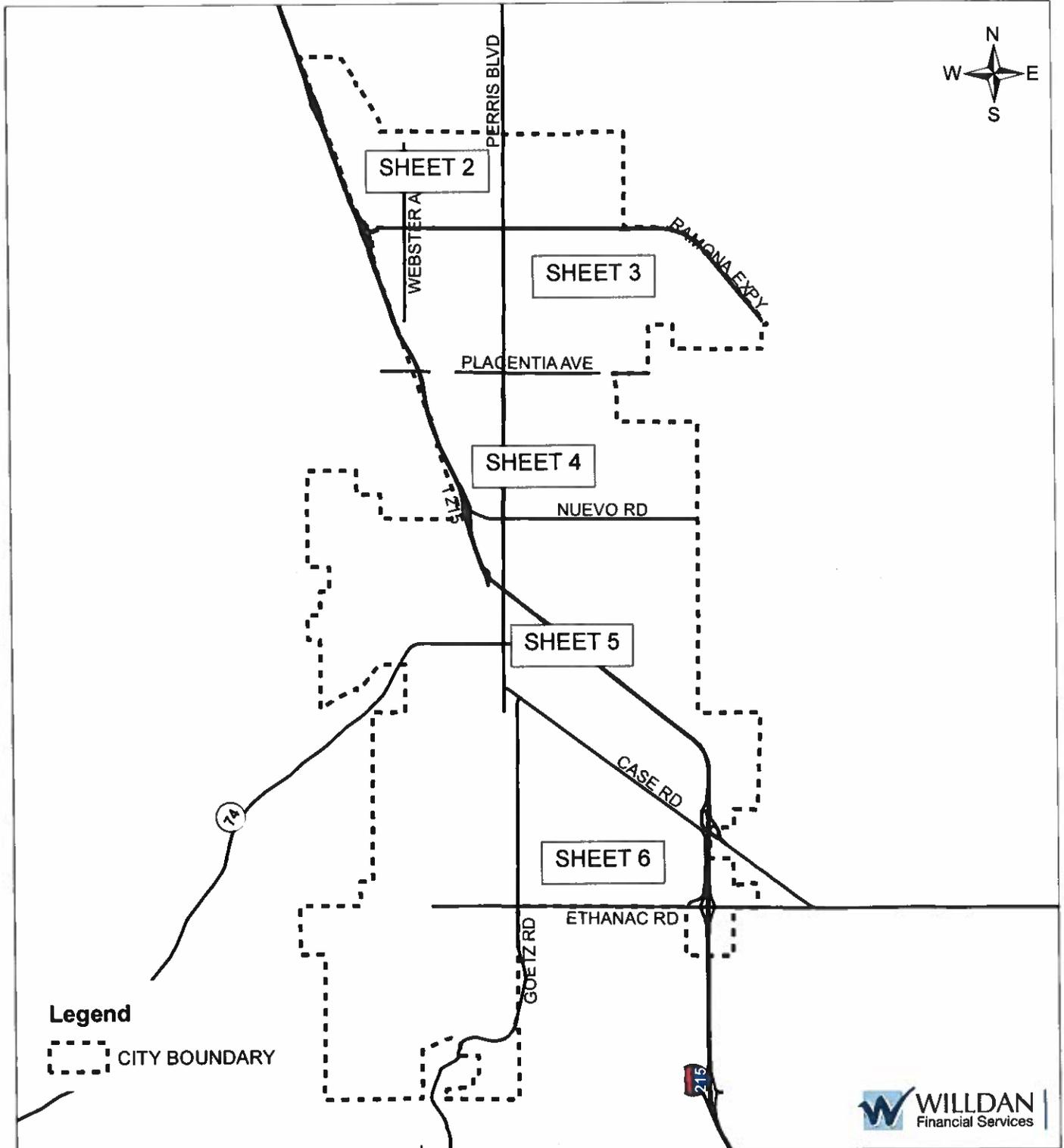
VI. DIAGRAM OF DISTRICT

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

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

EXHIBIT A – FISCAL YEAR 2023/24 DIAGRAM

**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 1 OF 7**



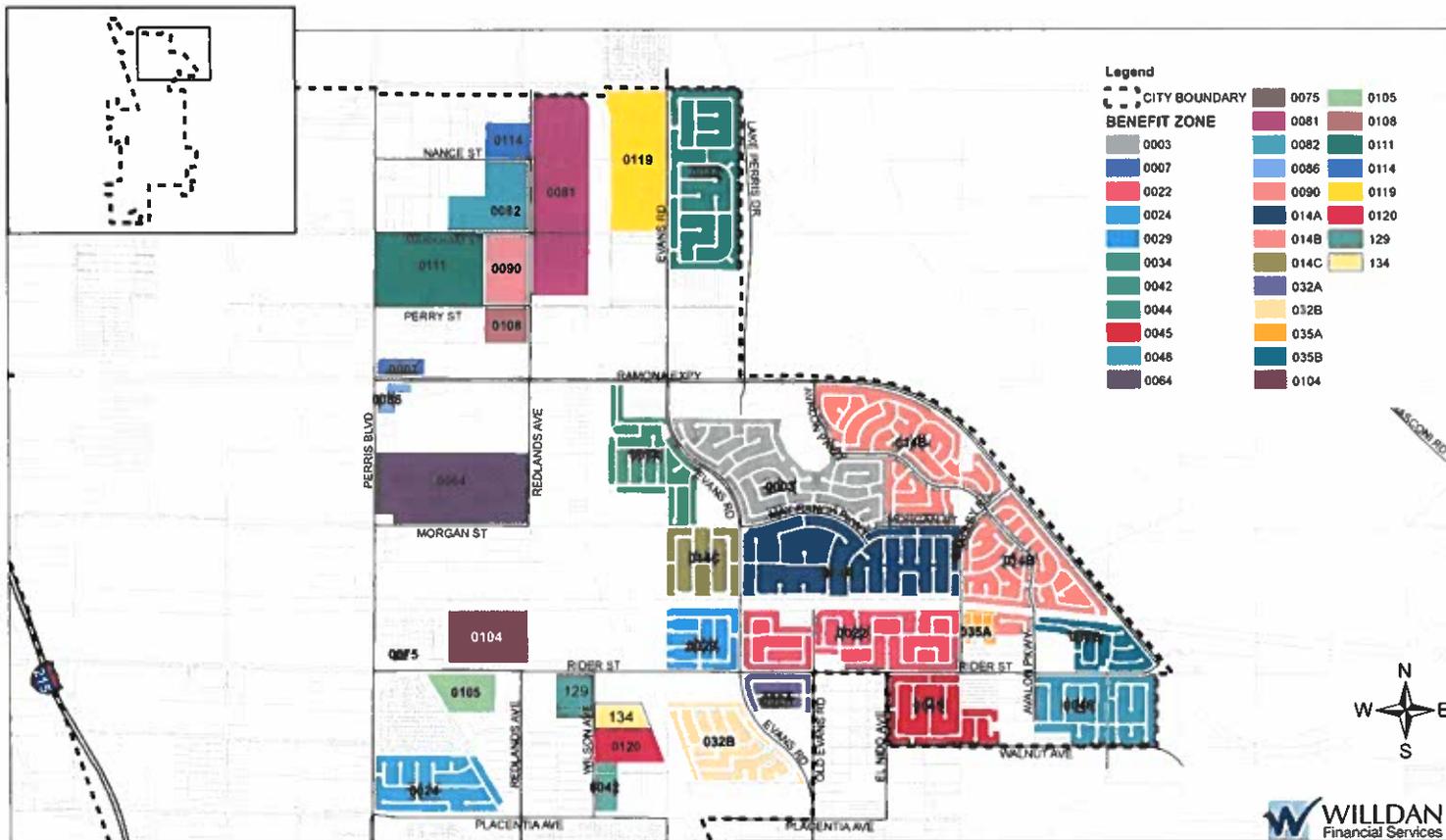
**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 2 OF 7**

VICINITY MAP



**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 3 OF 7**

VICINITY MAP



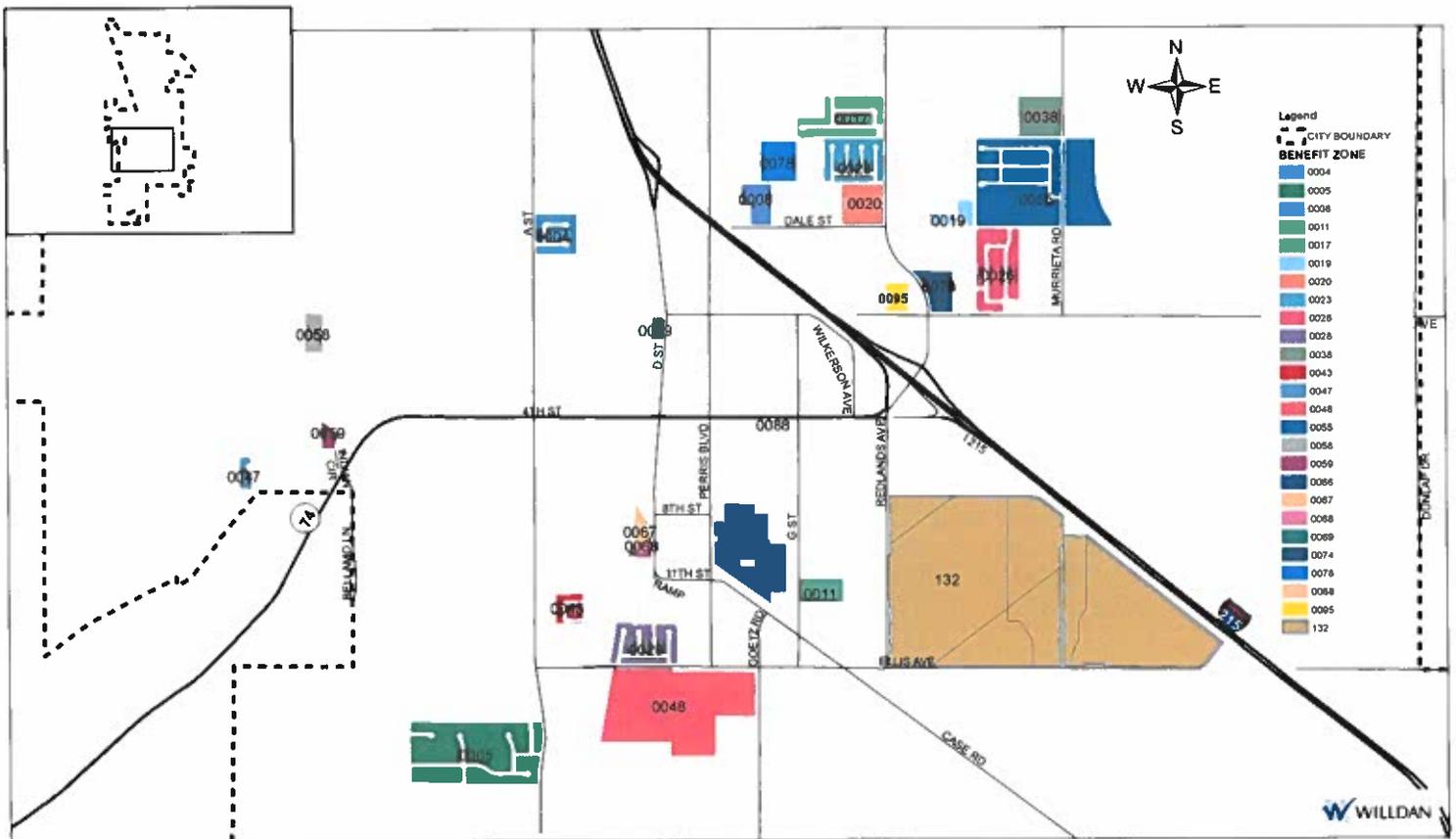
**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 4 OF 7**

VICINITY MAP



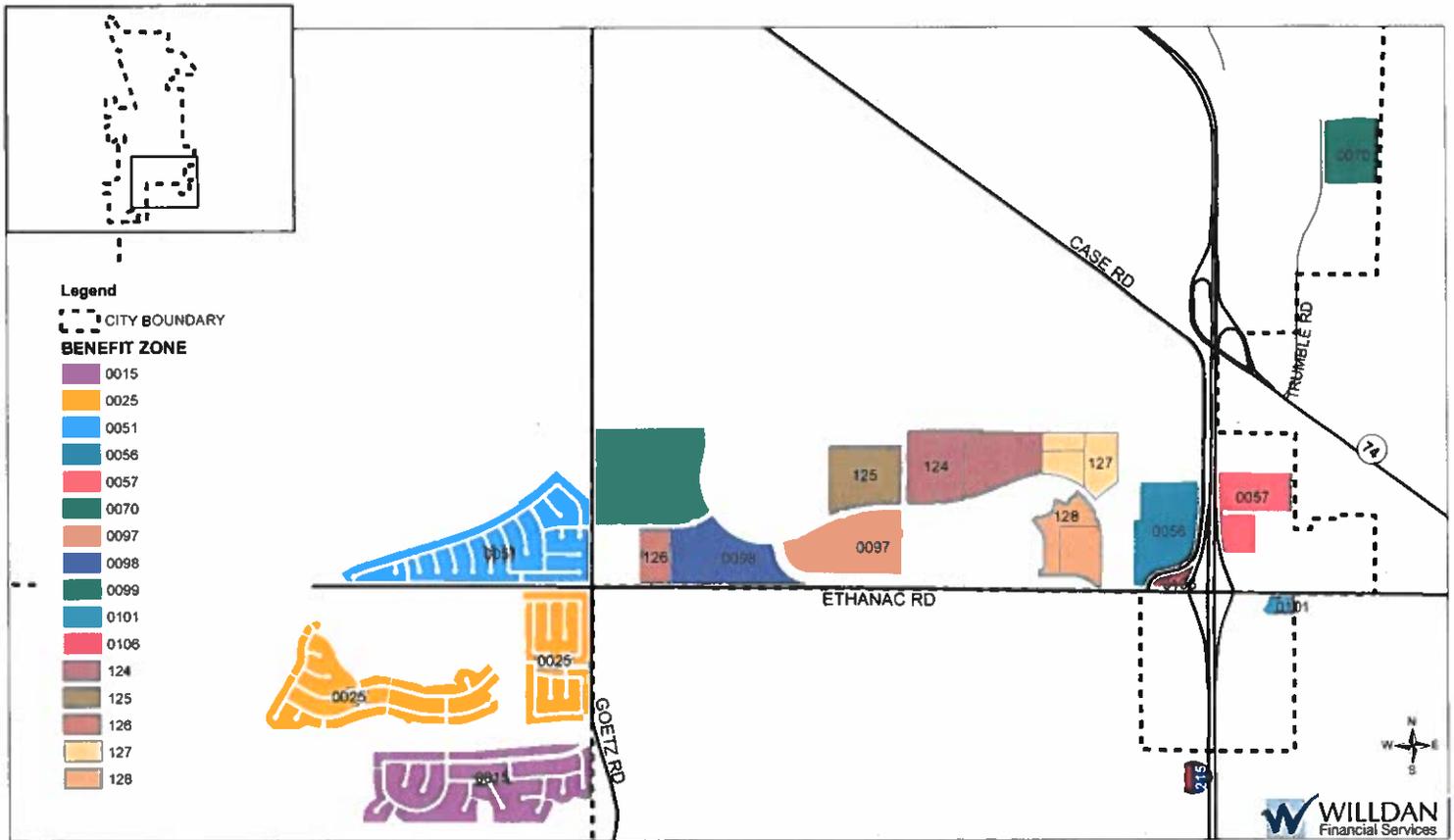
**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 5 OF 7**

VICINITY MAP



**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
SHEET 6 OF 7**

VICINITY MAP



Legend

CITY BOUNDARY

BENEFIT ZONE

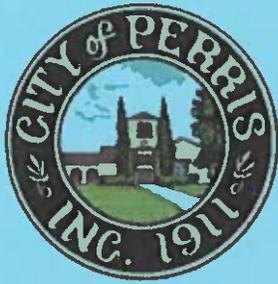
- 0015
- 0025
- 0051
- 0056
- 0057
- 0070
- 0097
- 0098
- 0099
- 0101
- 0106
- 124
- 125
- 126
- 127
- 128

**DIAGRAM OF
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2023/2024
INDEX SHEET
SHEET 7 OF 7**

| Assessed | | | | Assessed | | | | Assessed | | | |
|----------|----------------------|-------|-------|----------|----------------------|-------|-------|----------|--------------------------|-------|-------|
| ZONE | DESCRIPTION | SHEET | (Y/N) | ZONE | DESCRIPTION | SHEET | (Y/N) | ZONE | DESCRIPTION | SHEET | (Y/N) |
| 1 | TT 19893 | 4 | N | 42 | PM 31743 | 3 | N | 89 | CUP 14-09-0001 | 4 | N |
| 2 | TT 20538 | 4 | Y | 43 | TT 32769 | 5 | Y | 90 | DPR 05-0477 | 3 | Y |
| 3 | TT 24499 | 3 | N | 44 | TT 32707/32708 | 3 | Y | 91 | PM 36726 | 2 | Y |
| 4 | TT 24715 | 5 | N | 45 | TT 30780 | 3 | Y | 92 | DPR 06-0140 | 2 | Y |
| 5 | TT 24809 | 5 | Y | 46 | TT 32249 | 3 | Y | 93 | PM 36512/36582 | 2 | Y |
| 6 | PM 27544 | 4 | Y | 47 | TT 31912 | 5 | N | 94 | PM 36678 | 2 | Y |
| 7 | PM 26618 | 3 | N | 48 | CUP 06/0158 | 5 | Y | 95 | CUP 16-05189 | 5 | Y |
| 8 | DPR 98/84 | 5 | N | 49 | TT 31660 | 4 | Y | 96 | PM 37055 | 2 | Y |
| 9 | DPR 99/0174 | 2 | N | 50 | TT 32428 | 4 | Y | 97 | TM 36988 | 6 | Y |
| 10 | PUP 99/0079 | 2 | N | 51 | TT 31926 | 6 | Y | 98 | TM 36989 | 6 | Y |
| 11 | CUP 99-0185 | 5 | N | 52 | PM 35676 | 2 | Y | 99 | TM 37262 | 6 | Y |
| 12 | CUP 98-0081 | 2 | N | 53 | TT 31650/32406 | 4 | Y | 100 | DPR 16-00015 | 2 | Y |
| 13 | DPR 97/0111 | 2 | N | 54 | TT 31651 | 4 | N | 101 | CUP 16-05168 | 6 | Y |
| 14A | TT 29654/29993/29994 | 3 | Y | 55 | TT 31240 | 5 | N | 102 | DPR 06-0059 | 2 | Y |
| 14B | TT 22831 | 3 | Y | 56 | PM 33266 | 6 | Y | 103 | PM 37187 | 2 | Y |
| 14C | TT 30380 | 3 | Y | 57 | PM 34082 | 6 | Y | 104 | PM 35268 | 3 | Y |
| 15 | TT 28986 | 6 | Y | 58 | TT 34073 | 5 | N | 105 | DPR 06-0635 | 3 | Y |
| 16 | TT 24111 | 4 | Y | 59 | DPR 05/0279 | 5 | N | 106 | PM 35762 | 6 | Y |
| 17 | TT 30382 | 5 | Y | 60 | DPR 04/0314 | 4 | Y | 107 | PENDING | | N |
| 18A | TT 30144 | 4 | Y | 61 | PM 34199 | 2 | Y | 108 | DPR 16-00013 | 3 | Y |
| 18B | TT 31683 | 4 | Y | 62 | PENDING | | | 109 | NW PERRIS & RAMONA | 2 | Y |
| 19 | TT 26386 | 5 | Y | 63 | PM 31677 | 2 | Y | 110 | PR 17-05194 | 2 | Y |
| 20 | DPR 98/0071 | 5 | N | 64 | DPR 04/0464 | 3 | Y | 111 | PM 37304 | 2 | Y |
| 21 | TT 30751 | 4 | Y | 65 | SUPERCEDED BY FC105 | | | 112 | PM 37343 | 2 | Y |
| 22 | TT 30490 | 3 | Y | 66 | TT 33549 | 5 | N | 113 | TR 32497 | 4 | N |
| 22 | TT 30518 | 3 | Y | 67 | DPR 10-03-0009 | 5 | Y | 114 | PM 36770 | 3 | Y |
| 23 | TT 31114 | 5 | Y | 68 | DPR 10-03-0009 | 5 | Y | 115 | PM 37278 | 2 | Y |
| 24 | TT 31241 | 3 | Y | 69 | DPR 07/0045 | 5 | Y | 116 | DPR 19-00003 | 2 | Y |
| 25 | TT 30662/31654 | 6 | Y | 70 | AQUATICS CTR | 6 | Y | 117 | DPR 18-00006 | 2 | Y |
| 26 | TT 31678 | 5 | Y | 71 | PM 33587 | 2 | Y | 118 | PM 37457 | 2 | Y |
| 27 | TT 31226 | 4 | Y | 72 | SUPERCEDED BY FC87 | | | 119 | PM 36648 | 3 | N |
| 28 | TT 31201 | 5 | Y | 73 | PM 34131 | 4 | Y | 120 | DPR 19-00007 | 3 | Y |
| 29 | TT 31178 | 3 | Y | 74 | CUP 12-04-0015 | 5 | Y | 121 | PM 37760 | 4 | Y |
| 30 | PENDING | | | 75 | LT 27&28, TT 24045-1 | 3 | Y | 122 | DPR 07-00119 | 2 | Y |
| 31 | TT 29425 | 4 | Y | 76 | SOUTHEAST HS | 4 | N | 123 | DPR 18-00011 | 2 | Y |
| 32A | TT 30773 | 3 | Y | 77 | TR 30850 | 4 | Y | 124 | TR 37223 | 6 | N |
| 32B | TT 31416 | 3 | Y | 78 | DPR 12-05-0013 | 5 | Y | 125 | TR 37722 | 6 | N |
| 33 | DPR 01/0123 | 2 | Y | 79 | SUPERCEDED BY FC84 | | | 126 | TR 37816 | 6 | N |
| 34 | TT 32262 | 3 | Y | 80 | PM 36462, PARCEL 2 | 2 | Y | 127 | TR 37817 | 6 | N |
| 35A | TT 33227 | 3 | N | 81 | PM 36469 | 3 | Y | 128 | TR 37818 | 6 | N |
| 35B | AMND TT 22832/22833 | 3 | Y | 82 | PM 36540 | 3 | Y | 129 | DPR 20-00011 | 3 | N |
| 36 | TRIPLE CRN ELEMNTY | 4 | Y | 83 | CLEARWATER ELEMNTY | 4 | Y | 130 | DPR 16-00001 (667 Nance) | 2 | Y |
| 37 | DPR 04/0343 | 2 | Y | 84 | PM 36462, PARCEL 1 | 2 | Y | 131 | CUP 09-01-0008 | 2 | N |
| 38 | SKYVIEW ELEMNTY | 5 | Y | 85 | DPR 07-09-0018 | 2 | Y | 132 | PM 37988 | 5 | N |
| 39 | DPR 05/0192 | 2 | Y | 86 | PM 37043 | 3 | Y | 133 | DPR 20-00017 | 2 | Y |
| 40 | TT 32793/33720 | 4 | Y | 87 | PM 36010 | 2 | Y | 134 | DPR 21-00001 | 3 | N |
| 41 | PM 31832 | 2 | Y | 88 | CUP 15-05056 | 5 | Y | | | | |

EXHIBIT B – FISCAL YEAR 2023/24 ASSESSMENT ROLL

The Fiscal Year 2023/24 Assessment Roll is on file with the City Clerk's office.



10.D.

CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Ramona Expressway Median Mitigation (CIP S124)

REQUESTED ACTION: Approve additional Measure A Funding to Cover Construction Cost Overrun at Project Completion

CONTACT: John Pourkazemi, Interim Contract City Engineer

BACKGROUND/DISCUSSION:

On June 8, 2021, the City Council approved the plans and specifications, and awarded the construction contract to Universal Construction and Engineering (Contractor) to construct the Ramona Expressway Median between Redlands Avenue and Center Street, at a cost of \$501,781.85, plus 10% construction cost contingency (in the amount of \$50,178.19), and 10% of the construction cost for inspection and contract administration (in the amount of \$50,178.19) totaling \$602,138.23.

The Ramona Expressway Median Mitigation is a project partially funded by California Natural Resource Agency, providing \$497,759.00 of grant funding under the Environmental Enhancement and Mitigation Program. And currently, Measure A funds provide a budget of \$291,000 for this project.

The project duration was prolonged from the previously anticipated November 24, 2021, to April 25, 2023 (17 month project delay). The delay was due to coordination with Eastern Municipal Water District (EMWD) for water connection, and Southern California Edison (SCE) for the electrical meter pedestal to power the irrigation system. Consequently, there was a need to allow the Contractor to maintain the planting material manually, and to reimburse the Contractor for the irrigation water charges until the new service connection was authorized by EMWD, and accepted by the City.

The final Contract cost is now \$593,387.06, exceeding the Council authorized budget by \$41,427.02. And due to the prolonged Contract duration, the inspection and contract administration through grant funding reimbursement and close out is \$65,518.19, exceeding the previously 10% authorized \$50,178.19 by \$15,340.00. The requested fund/contingency in the amount \$56,767.02 is available from the Measure A funds.

BUDGET (or FISCAL) IMPACT:

No fiscal impact.

An additional \$56,767.02 requires a budget amendment to increase the Measure A funding for this project from \$291,000.00 to \$347,767.02.

California Natural Resource Agency Environmental Enhancement and Mitigation Program grant reimbursement will be received by mid to late July 2023.

Prepared by: John Pourkazemi

REVIEWED BY:

City Attorney _____

Assistant City Manager WB

Deputy City Manager _____

Attachment: 1. Ramona Expressway Median Mitigation Photos

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

ATTACHMENT 1

RAMONA EXPRESSWAY MEDIAN IMPROVEMENTS

PHOTOS AT PROJECT COMPLETION



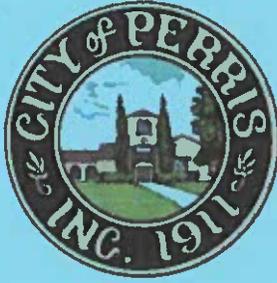












CITY OF PERRIS

10.E.

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: SB-1 RMRA Resolution Adopting Fiscal Year 2023-24 Project

REQUESTED ACTION: Adopt the Resolution Next in Order, Adopting Project List Utilizing SB-1 Road Maintenance and Rehabilitation Account (RMRA) for Fiscal Year 2023-24

CONTACT: John Pourkazemi, Interim Contract City Engineer

BACKGROUND/DISCUSSION:

On April 28, 2017, the Governor signed Senate Bill 1 (SB-1), the Road Repair and Accountability Act of 2017 to address transportation funding shortfalls statewide, establishing the Road Maintenance and Rehabilitation Account (RMRA) in the State Transportation Fund.

The RMRA emphasizes the importance of accountability and transparency provisions to ensure residents of the local municipalities (statewide), are aware of the projects proposed for funding with SB-1 RMRA. Caltrans and the California Transportation Commission (CTC) are the state agencies responsible for the review of the local agencies listing of proposed projects planned for the upcoming fiscal year. The SB-1 RMRA Resolution with the listing of planned projects is due to Caltrans by July 1 of each year. The listing of projects must include a project description, location/project limits, schedule, and estimated useful life and must be adopted through a Resolution, approved by the City Council at a public meeting. SB-1 also requires an update of previous year RMRA funded project status by December 1 of each year.

The City of Perris will receive an estimated \$1,950,180.00 (forecast amount) of SB-1 RMRA funds in Fiscal Year 2023-24. Based on this forecast funding, similar to Year 2022, the Engineering Department has prepared the updated attached Resolution No. XXXX that reflects the City's street improvement priorities for projects utilizing SB-1 RMRA funding for Fiscal Year 2023-24, in compliance with Caltrans and the CTC SB-1 RMRA guidelines.

The list of the projects has been determined for year 2023 and will be carried over to 2024.

BUDGET (or FISCAL) IMPACT:

The City will receive an estimated \$1,950,180.00 in SB-1 RMRA funding in Fiscal Year 2023-24. This funding will be utilized for the 2024 Citywide Street Improvements (CIP S002 – Annual Citywide Slurry Seal, Overlay & Pavement Rehabilitation).

Prepared by: John Pourkazemi, Interim Contract City Engineer

REVIEWED BY:

City Attorney _____

Assistant City Manager MS

Deputy City Manager _____

- Attachments:
1. SB-1 RMRA Resolution Next in Order
 2. SB-1 RMRA, Local Streets and Roads Projected Revenues FY 2023-24
 3. 2023 Citywide Pavement Rehabilitation Exhibit (CIP S002)

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

ATTACHMENT 1

SB-1 RMRA Resolution Next in Order

RESOLUTION NO. (NEXT IN ORDER)

**RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2023/2024 FUNDED BY
SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City, will receive an estimated \$1,950,180.00 in RMRA funding in Fiscal Year 2023-24 from SB 1; and

WHEREAS, this is the seventh year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list, including community requests throughout the year for pavement rehabilitation improvements; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list for FY 2023-24, ensuring the SB1 revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate citywide local roads throughout the City this year and other similar projects into the future; and

WHEREAS, the California Statewide Local Streets and Roads Needs Assessment, published in August 2021 found that the City of Perris streets and roads are at higher risk (Pavement Condition Index between 50 and 60) and this revenue will help us increase the overall quality of our roadway system and over the next decade will bring our streets and roads into a "Good" condition (Pavement condition Index between 71 and 100); and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure reflects the focus on basic maintenance and safety first;

WHEREAS, City utilizes available grant funding at the local, regional, and state level, matched by City's available revenues for public streets and roads, to invest in complete streets infrastructure, while using innovative technology, materials and practices, as appropriate, contributing to the state's overall goals for improved air quality, safety, and sustainability.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Perris, State of California, as follows:

1. The foregoing recitals are true and correct.
2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2023-24 Road Maintenance and Rehabilitation Account revenues:

Project Title: 2024 Citywide Street Improvements
Project Description: Rehabilitate pavement for various streets throughout the City.
Project Location: Citywide
Estimated Project Schedule: Start 06/24 – Completion 09/24
Estimated Project Useful Life: 5-10 Years

3. The following previously proposed and adopted projects may also utilize Fiscal Year 2022-23 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

Project Title: 2023 Citywide Street Improvements
Project Description: Rehabilitate pavement for various streets throughout the City.
Project Location: Citywide
Estimated Project Schedule: Start 05/23 – Completion 07/23
Estimated Project Useful Life: 5-10 Years

Section 4. The City Clerk shall certify as to the adoption of this Resolution.
ADOPTED, SIGNED and APPROVED this day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the day of May, 2023, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

ATTACHMENT 2

SB-1 RMRA, Local Streets and Roads Projected Revenues for FY 2023-24

Local Streets and Roads - Projected FY2023-24 Revenues

Based on State Dept of Finance statewide revenue projections

Estimated January 2023

| | Highway Users Tax Acct (HUTA) ⁽¹⁾ Streets & Highways Code | | | | TOTAL HUTA | Road Mntnc Rehab Acct | TOTAL |
|-------------------------|--|------------------------|------------------------|--------------------------|------------|-----------------------|------------|
| | Sec2103 ⁽²⁾ | Sec2105 ⁽²⁾ | Sec2106 ⁽²⁾ | Sec2107.5 ⁽⁴⁾ | | | |
| PLAGER COUNTY | | | | | | | |
| AUBURN | 136,560 | 90,431 | 61,709 | 108,619 | 3,000 | 340,670 | 740,989 |
| COLFAX | 20,235 | 13,400 | 13,233 | 16,095 | 1,000 | 50,479 | 114,440 |
| LINCOLN | 507,873 | 336,315 | 216,447 | 403,959 | 6,000 | 1,266,962 | 2,737,556 |
| LOOMIS | 67,522 | 44,713 | 32,939 | 53,707 | 2,000 | 168,444 | 369,325 |
| ROCKLIN | 710,132 | 470,252 | 300,735 | 564,635 | 7,500 | 1,771,526 | 3,824,981 |
| ROSEVILLE | 1,496,646 | 991,083 | 628,501 | 1,190,423 | 10,000 | 3,733,596 | 8,050,249 |
| PLUMAS COUNTY | | | | | | | |
| PORTOLA | 20,810 | 13,780 | 9,077 | 130,102 | 1,000 | 51,913 | 226,681 |
| RIVERSIDE COUNTY | | | | | | | |
| BANNING | 305,970 | 202,614 | 130,037 | 243,367 | 6,000 | 763,287 | 1,651,276 |
| BEAUMONT | 541,941 | 358,875 | 226,623 | 431,057 | 7,500 | 1,351,950 | 2,917,946 |
| BLYTHE | 184,175 | 121,961 | 80,185 | 146,432 | 5,000 | 459,450 | 997,263 |
| CALIFORNIA | 108,002 | 71,519 | 49,006 | 85,904 | 2,000 | 269,426 | 585,857 |
| CANYON LAKE | 109,686 | 72,635 | 49,696 | 87,244 | 3,000 | 273,628 | 595,889 |
| CATHEDRAL CITY | 513,700 | 340,173 | 215,064 | 408,594 | 7,500 | 1,281,497 | 2,766,527 |
| COACHELLA | 417,758 | 276,640 | 175,793 | 332,282 | 6,000 | 1,042,156 | 2,250,629 |
| CORONA | 1,553,565 | 1,028,775 | 640,693 | 1,235,696 | 10,000 | 3,875,589 | 8,344,319 |
| DESERT HOT SPRINGS | 322,737 | 213,717 | 136,900 | 256,703 | 6,000 | 805,113 | 1,741,171 |
| EASTVALE | 692,950 | 458,873 | 288,433 | 551,168 | 7,500 | 1,728,662 | 3,727,585 |
| HEMET | 888,332 | 588,256 | 368,405 | 706,574 | 7,500 | 2,216,070 | 4,775,137 |
| INDIAN WELLS | 47,188 | 31,248 | 24,115 | 37,533 | 2,000 | 117,718 | 259,802 |
| INDIO | 883,288 | 584,916 | 366,340 | 702,562 | 7,500 | 2,203,488 | 4,748,094 |
| JURUPA VALLEY | 1,044,285 | 691,528 | 432,238 | 830,618 | 10,000 | 2,605,118 | 5,613,787 |
| LAKE ELSINORE | 709,657 | 469,937 | 295,271 | 564,457 | 7,500 | 1,770,340 | 3,817,161 |
| LA QUINTA | 375,167 | 248,437 | 158,361 | 298,406 | 6,000 | 935,908 | 2,022,279 |
| MENIFEE | 1,056,602 | 699,885 | 437,280 | 840,415 | 7,500 | 2,635,845 | 5,677,327 |
| MORENO VALLEY | 2,075,083 | 1,374,126 | 854,157 | 1,650,508 | 10,000 | 5,176,591 | 11,140,465 |
| MURRIETA | 1,101,749 | 729,581 | 455,759 | 876,324 | 10,000 | 2,748,470 | 5,921,884 |
| NORCO | 264,173 | 174,936 | 112,929 | 210,121 | 6,000 | 659,017 | 1,427,176 |
| PALM DESERT | 504,276 | 333,933 | 211,206 | 401,098 | 7,500 | 1,257,988 | 2,716,001 |
| PALM SPRINGS | 439,945 | 291,333 | 184,875 | 349,929 | 6,000 | 1,097,504 | 2,369,585 |
| PERRIS | 781,747 | 517,675 | 324,779 | 621,797 | 7,500 | 1,950,180 | 4,203,677 |
| RANCHO MIRAGE | 166,516 | 110,268 | 72,957 | 132,446 | 4,000 | 486,187 | 901,586 |
| RIVERSIDE | 3,149,651 | 2,085,708 | 1,293,990 | 2,505,213 | 10,000 | 7,857,254 | 16,901,816 |
| SAN JACINTO | 540,980 | 358,239 | 226,230 | 430,292 | 7,500 | 1,349,552 | 2,912,793 |
| TEMECULA | 1,089,283 | 721,326 | 450,657 | 866,409 | 10,000 | 2,717,372 | 5,855,048 |
| WILDOMAR | 363,871 | 240,956 | 153,737 | 289,420 | 6,000 | 907,727 | 1,961,711 |

ATTACHMENT 3

2023 Citywide Pavement Rehabilitation Exhibit (CIP S002)

SECTION A



ESTIMATED QUANTITIES (PROTECT IN PLACE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=109
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=79

ESTIMATED QUANTITIES (ADJUST TO GRADE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=20
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=14

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

iw
INTEREST CONSULTING GROUP
 24 S. D. St. Suite 100
 Aurora, OH 43270
 (615) 843-8504
 Internet: www.interestcg.com
 A SUBSIDIARY COMPANY

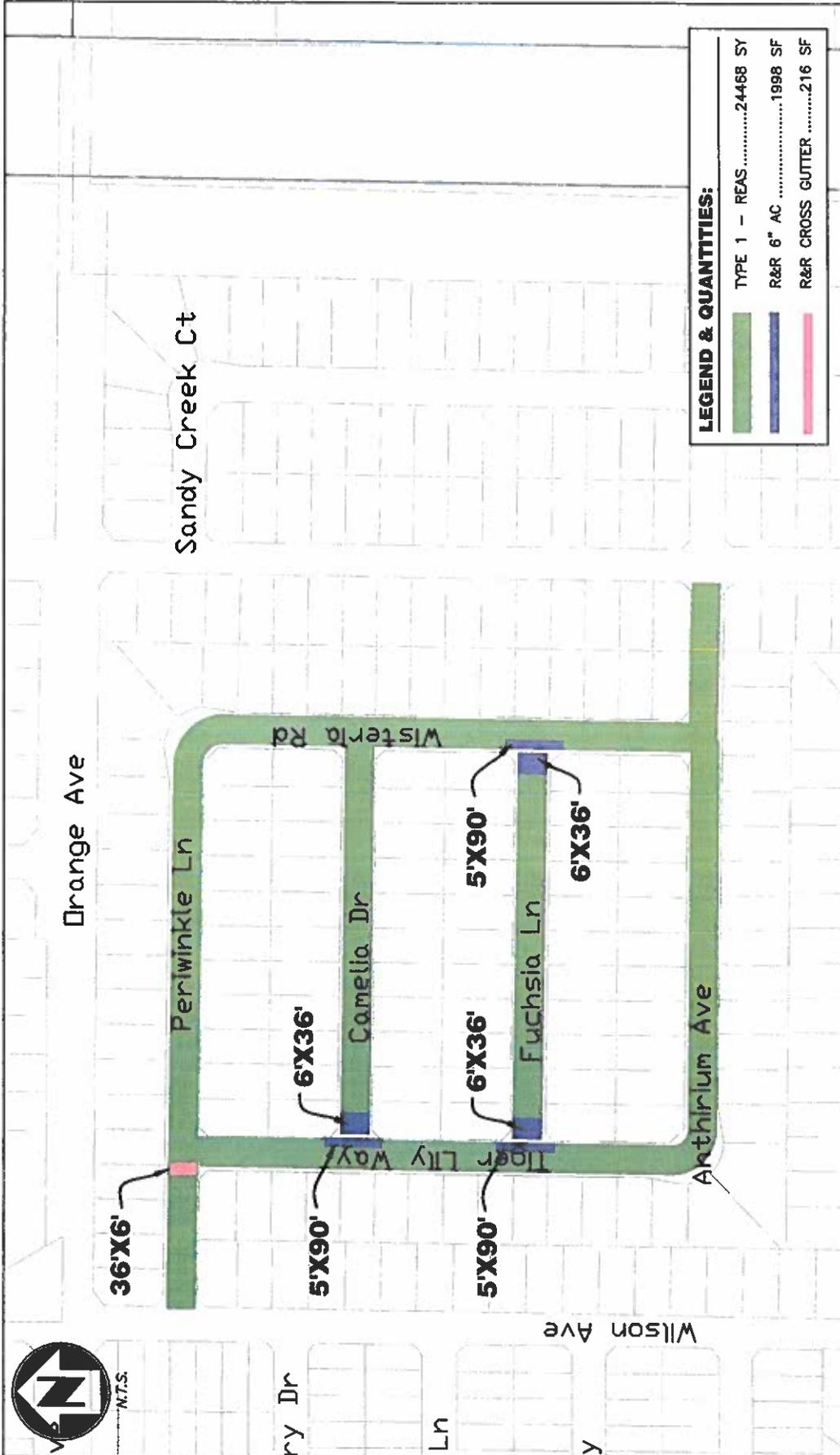


APPROVED BY: *[Signature]* DATE: 2/24/23
 PREPARED BY: *[Signature]* DATE: 2/24/23
 OK: [Signature]



BID SET - NOT FOR CONSTRUCTION
 SHEET NO. **2**
 OF 10 SHEETS

SECTION C



LEGEND & QUANTITIES:

| | |
|--|------------------------------|
| | TYPE 1 - REAS.....24468 SY |
| | R&R 6" AC1998 SF |
| | R&R CROSS GUTTER216 SF |

ESTIMATED QUANTITIES (PROTECT IN PLACE)
 * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=17
 * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=12

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

BID SET - NOT FOR CONSTRUCTION

APPROVED BY: _____ DATE: 2/24/23
 PREPARED BY: _____ DATE: 2/24/23

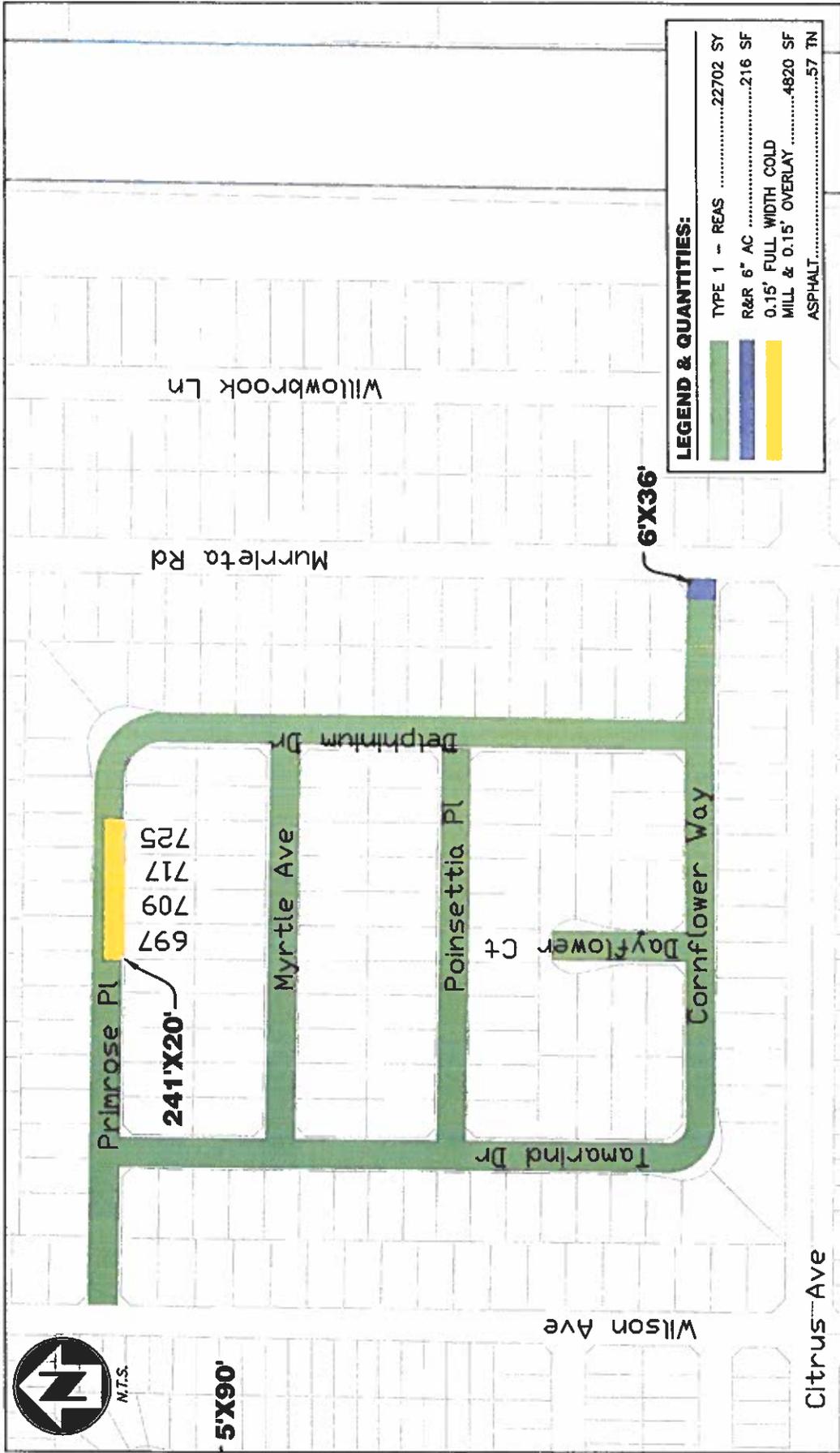
SEAL: _____
 PROFESSIONAL ENGINEER IN MECHANICAL
 NO. 7008
 STATE OF CALIFORNIA

INTEREST CONSULTING GROUP
 24 S. D. St. Suite 100
 Pomona, CA 92770
 (951) 843-6804
 Website: www.interestcg.com

INTEREST
 A SUBSIDIARY COMPANY

SHEET NO. **4**
 OF 10 SHEETS

SECTION D



ESTIMATED QUANTITIES (PROTECT IN PLACE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=19
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=15

ESTIMATED QUANTITIES (ADJUST TO GRADE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=2
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=0

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

INTERWEST CONSULTING GROUP
 Civil Engineering Planning Project Management
 24 S. D. St. Suite 100
 Pompano, FL 33069
 (954) 843-8004
 Website: www.interwestgroup.com

A SATELLITE COMPANY

SEAL

PROFESSIONAL ENGINEER - FLORIDA
 NO. 100
 STATE SEAL

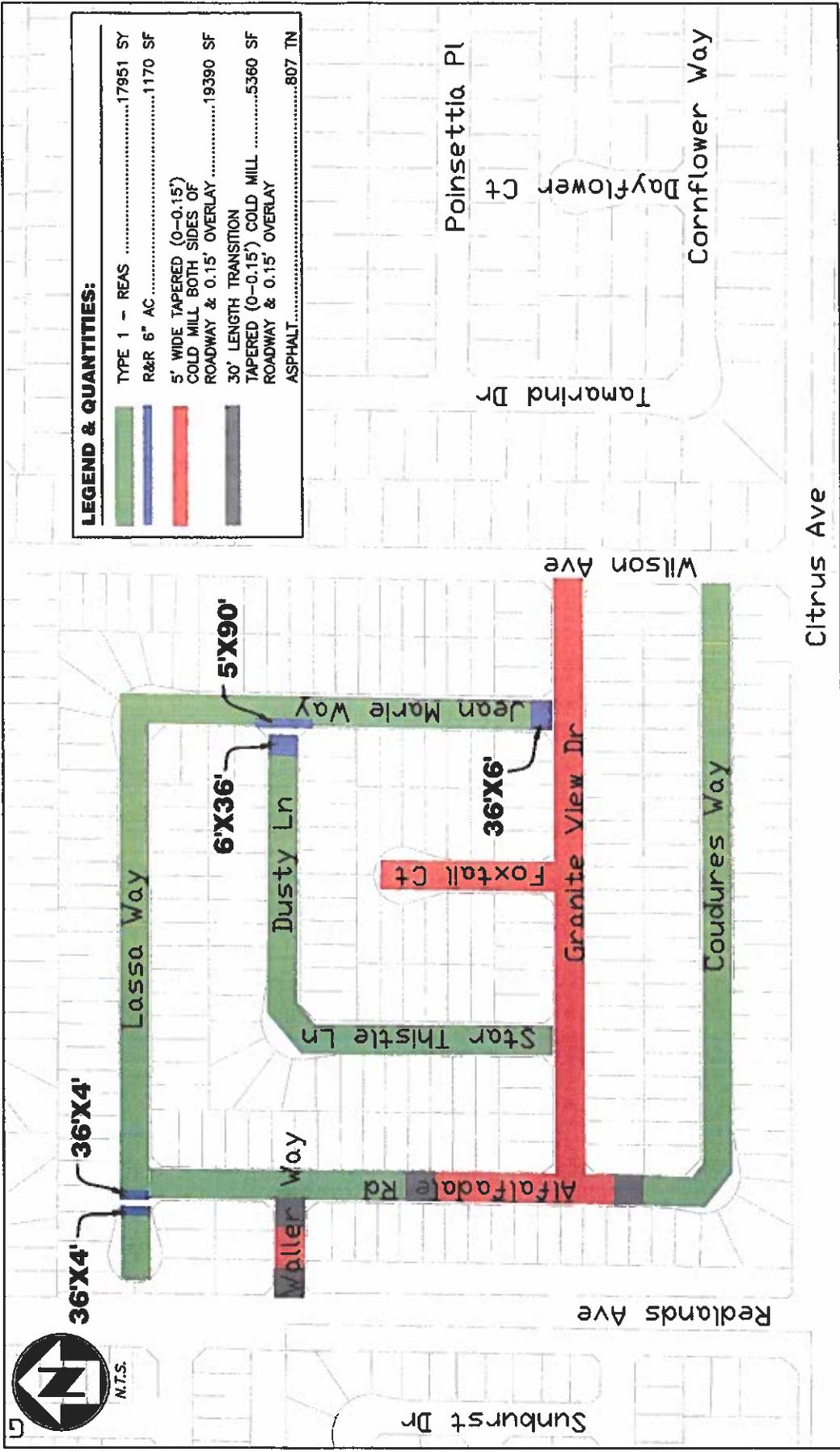
APPROVED BY: _____ DATE: 2/2/23
 PREPARED BY: _____ DATE: 2/2/23
 CHECKED BY: _____ DATE: _____

BID SET - NOT FOR CONSTRUCTION

CITY OF POMPAÑO BEACH

SHEET NO. **5**
 OF 10 SHEETS

SECTION E



LEGEND & QUANTITIES:

| | | |
|--|---|----------|
| | TYPE 1 - REAS | 17951 SY |
| | R&R 6" AC | 1170 SF |
| | 5' WIDE TAPERED (0-0.15') COLD MILL BOTH SIDES OF ROADWAY & 0.15' OVERLAY | 19390 SF |
| | 30' LENGTH TRANSITION TAPERED (0-0.15') COLD MILL ROADWAY & 0.15' OVERLAY ASPHALT | 5360 SF |
| | | 807 TN |

ESTIMATED QUANTITIES (PROTECT IN PLACE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=24
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=15

ESTIMATED QUANTITIES (ADJUST TO GRADE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=11
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=7

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

BID SET - NOT FOR CONSTRUCTION

APPROVED BY: DATE: 2/24/23

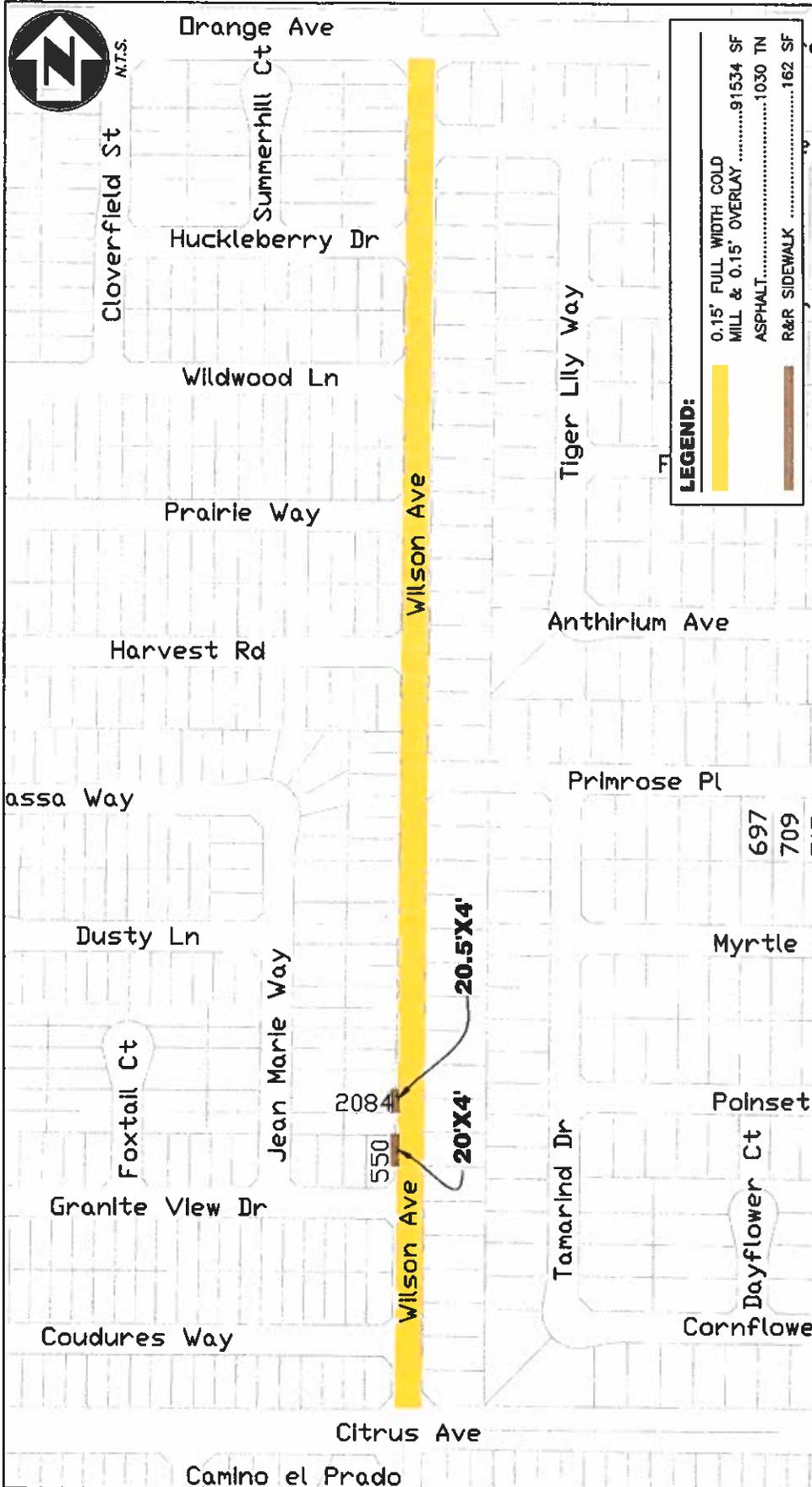
PREPARED BY: DATE: 2/24/23

SEAL:

INTERWEST CONSULTING GROUP
 24 S. D. St. Suite 102
 Fort Lauderdale, FL 33304
 (954) 943-6070
 www.interwestgroup.com

SHEET NO. **6** OF 10 SHEETS

SECTION F



LEGEND:

| | |
|--|--|
| | 0.15' FULL WIDTH COLD MILL & 0.15' OVERLAY91534 SF |
| | ASPHALT.....1030 TN |
| | R&R SIDEWALK162 SF |

ESTIMATED QUANTITIES (ADJUST TO GRADE)
 * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=19
 * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=14

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

BID SET - NOT FOR CONSTRUCTION

APPROVED BY: DATE: 2/25/23

PREPARED BY: DATE: 2/25/23

SEAL:

INTERWEST CONSULTING GROUP
 24 S. D. St., Suite 100
 Anaheim, CA 92701
 (951) 943-8894
 Internet: www.interwestcg.com

INTERWEST
 A SAFFORD GROUP COMPANY

CITY OF TIGER

SHEET NO. **7** OF 10 SHEETS

SECTION G



LEGEND:

| | |
|---|-----------------------------|
|  | TYPE 1 - REAS23369 SY |
|  | R&R SIDEWALK138 SF |

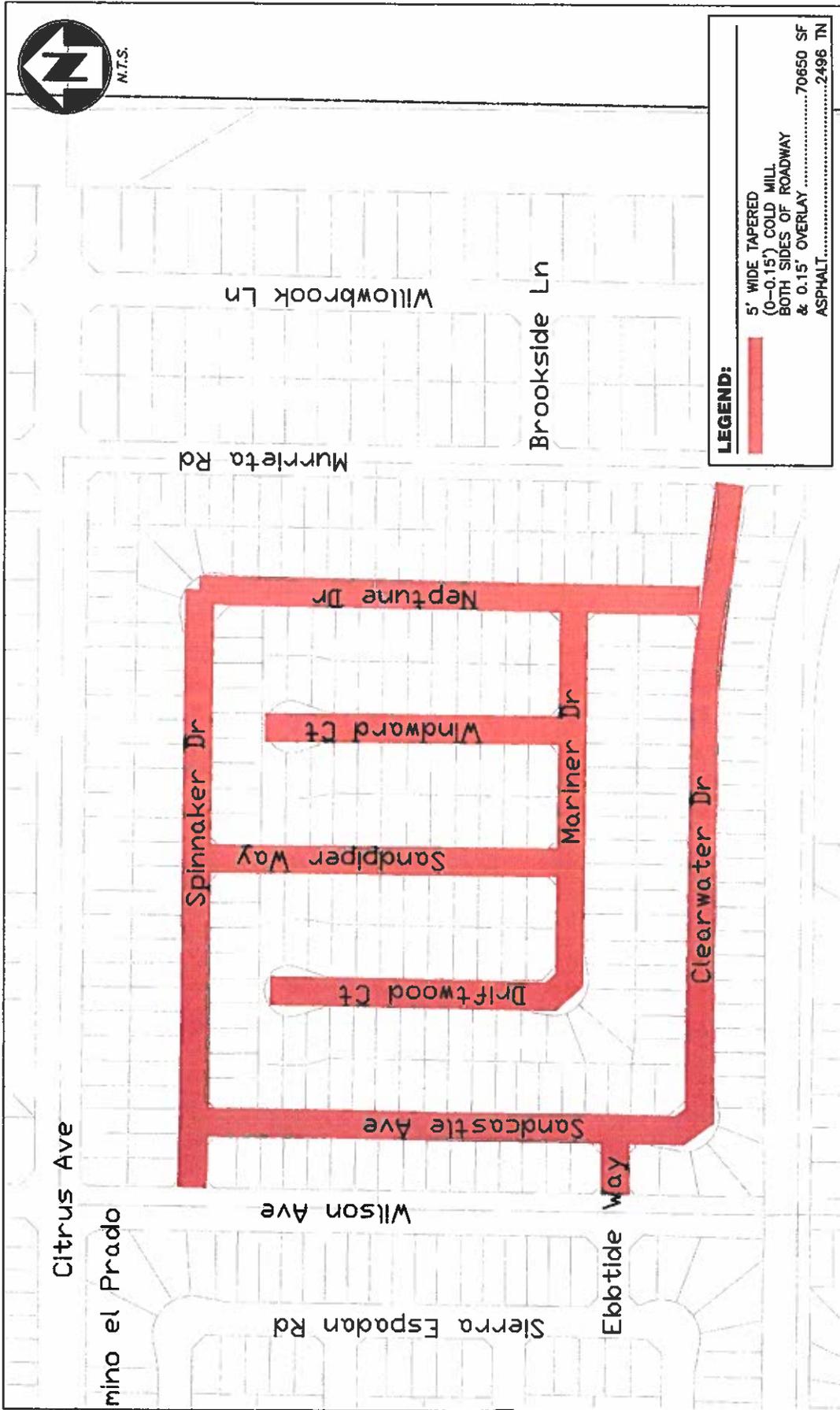
ESTIMATED QUANTITIES (PROTECT IN PLACE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=26
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=24

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

| | | | |
|---|---|---|--|
|  <p>INTERWEST CONSULTING GROUP Professional Engineers 24 S. D. St., Suite 100 Anaheim, CA 92707 (951) 941-8504 www.interwestgrp.com</p> | <p>SEAL</p>  | <p>APPROVED BY: _____ DATE: 2/23/23 CONTRACT NO. _____</p> <p>PREPARED BY: _____ DATE: 2/23/23 SCALE: 2000/1000</p> | <p>BID SET - NOT FOR CONSTRUCTION</p> <p>SHEET NO. 8</p> <p>OF 10 SHEETS</p> |
|---|---|---|--|

ADDITIVE ALTERNATE 1



LEGEND:

5' WIDE TAPERED (0-0.15') COLD MILL & 0.15' OVERLAY ASPHALT.....70650 SF

.....2496 TN

ESTIMATED QUANTITIES (ADJUST TO GRADE)

- * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=26
- * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=26

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

BID SET - NOT FOR CONSTRUCTION

APPROVED BY: _____ DATE: 2/28/23

PREPARED BY: _____ DATE: 2/28/23

DATE: 2/28/23

SEAL

INTEREST CONSULTING GROUP
 24 S. D. St. Suite 100
 Perth, CA 92570
 (951) 841-8804
 Internet: www.interestcg.com

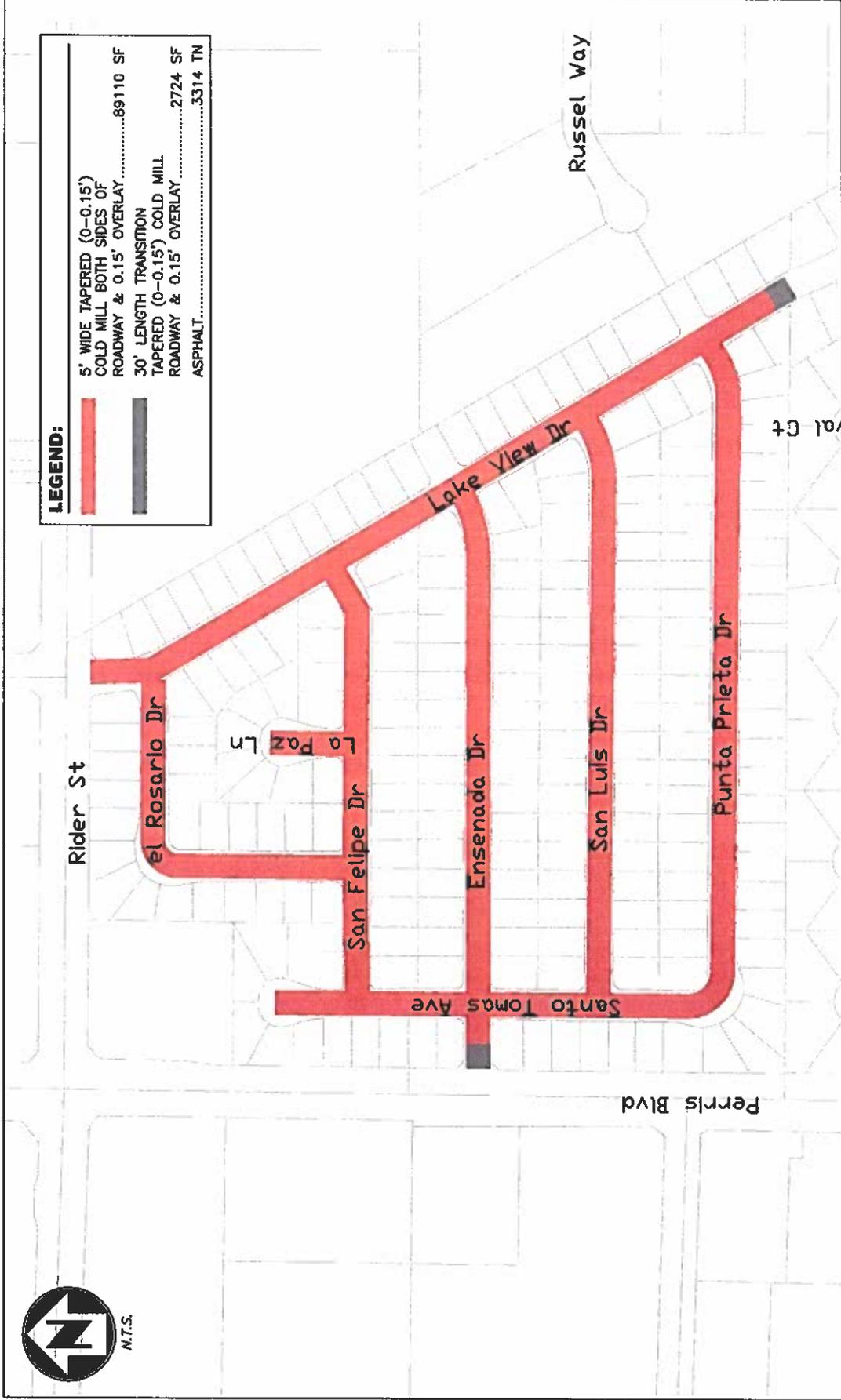
INTEREST
 A SANDSET COMPANY

PROFESSIONAL ENGINEER & SURVEYOR
 No. 7008
 CIVIL
 STATE OF CALIFORNIA

CITY OF PERTH

SHEET NO. **9** OF 10 SHEETS

ADDITIVE ALTERNATE 2



ESTIMATED QUANTITIES (ADJUST TO GRADE)
 * VALVES/CLEAN-OUTS (WATER, GAS, ETC.)=33
 * MANHOLES/VAULTS (SEWER, STORM DRAINS, ETC.)=29

NOTE: CONTRACTOR IS REQUIRED TO LOCATE, COVER AND ADJUST TO GRADE/COVER ALL EXISTING MANHOLES AND VALVES COVERS FOR WATER, SEWER, TELEPHONE, ELECTRIC, CABLE TV AND OTHER FACILITIES AS REQUIRED (WHETHER CALLED-OUT OR NOT ON PLANS)

BID SET - NOT FOR CONSTRUCTION

APPROVED BY: _____ DATE: 2/2/23
 CONTRACT OFF MANAGER

PREPARED BY: _____ DATE: 2/2/23
 DATE: 2/2/23

SEAL: _____
 PROFESSIONAL ENGINEER - CIVIL
 No. 1000

INTEREST CONSULTING GROUP
 24 S. D. St. Suite 100
 Perth, CA 92570
 (951) 941-6904
 www.interestgroup.com

iw
 INTEREST
 A CONTRACT COMPANY

CITY OF PERTH

SHEET NO. **10**
 OF 10 SHEETS



CITY OF PERRIS

10.F.

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Local Street Closure on Webster Avenue

REQUESTED ACTION: Approve Fullmer Construction's request for a local street closure on North Webster Avenue; South of Nance Street and North of Washington Street

CONTACT: John Pourkazemi, Interim City Engineer

BACKGROUND/DISCUSSION:

On May 8th, 2023, the engineering department received a road closure request from Fullmer Construction to install a fire line for a fire sprinkler system to the Nance and Webster Development Project. The closure will be on North Webster Avenue, South of Nance Street and North of Washington Street.

The engineering department has reviewed Fullmer Construction's Traffic Control Plan (TCP) and has deemed the closure necessary because the existing fire line connection is on the west side of North Webster Avenue and needs to be connected to the east side of North Webster Avenue. Eastern Municipal Water District (EMWD) is requiring a 40 foot CML&C full length pipe with no joints below all existing utilities (gas, recycled water, storm drain.) The water line can only be installed with a full road closure to feed the 40 foot pipe under North Webster Avenue. This road closure would not exceed 2 weeks starting on June 5th, 2023. Full access will be provided to the trucking business located at the southwest corner of Nance Avenue and North Webster Avenue. All other traffic will be provided a detour during this time frame.

BUDGET (or FISCAL) IMPACT:

No fiscal impact.

Prepared by: Scott Harrison, Project Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager WMS
Deputy City Manager _____

Attachments:

1. North Webster Avenue Closure Vicinity Map
2. Traffic Control Plan

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

ATTACHMENT 1

North Webster Avenue Closure Vicinity Map

N WEBSTER AVENUE
ROAD CLOSURE EXHIBIT



Legend:

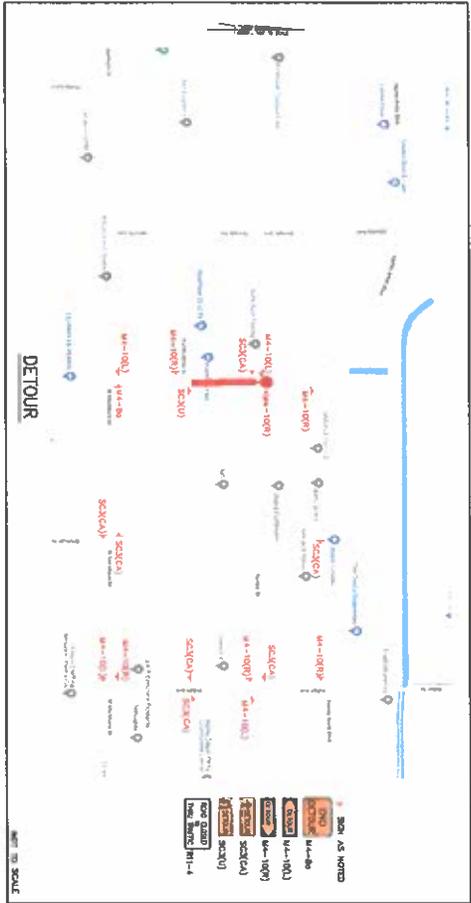
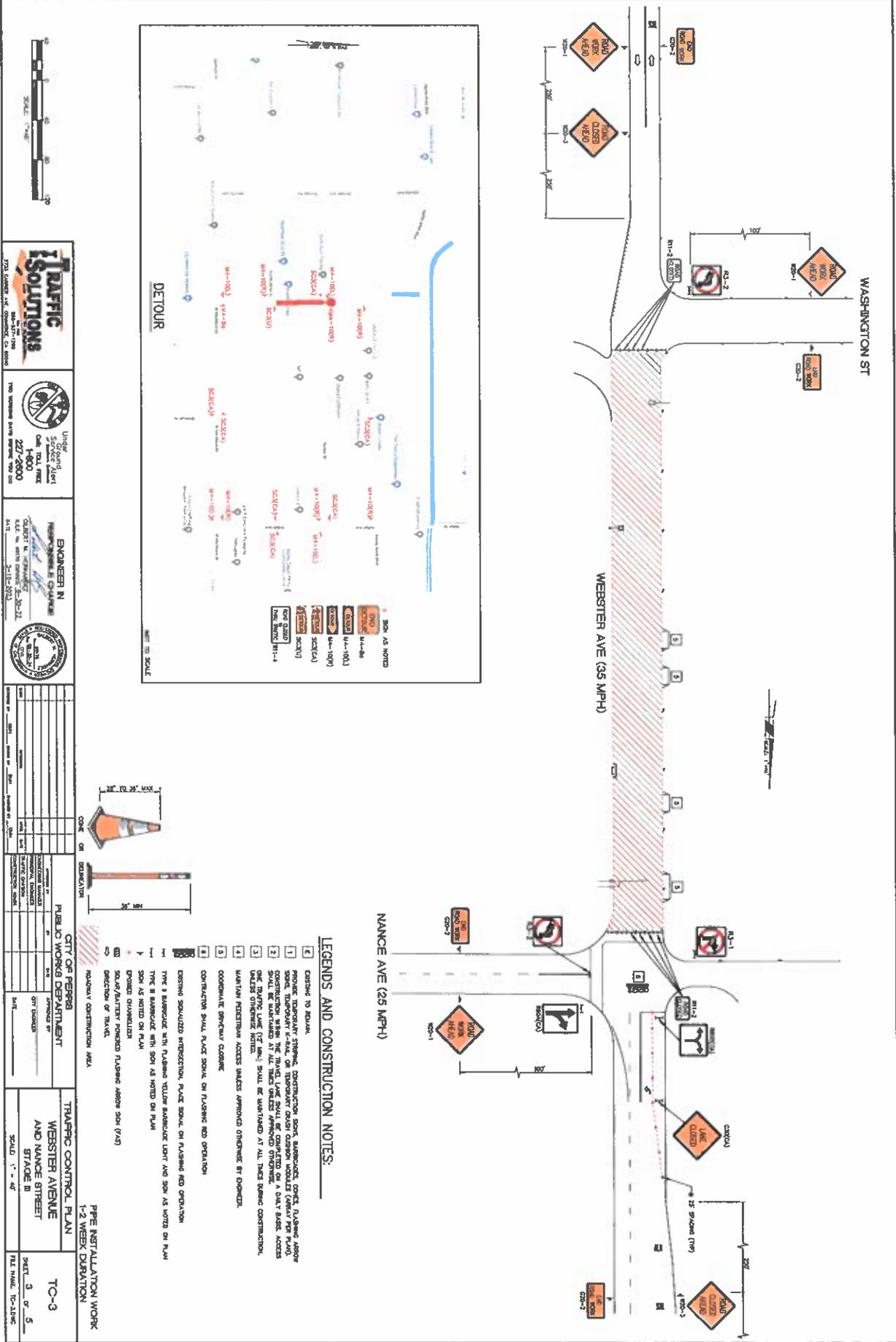


Construction Zone



ATTACHMENT 2

Traffic Control Plan



LEGENDS AND CONSTRUCTION NOTES:

1. COSTING TO BE ADJUSTED.
2. PROVIDE TEMPORARY STRENGTH CONSTRUCTION SIGN, APPROXIMATE, CONE PLACEMENT ABOVE SIGN. TEMPORARY SIGN ON TRUCK SHALL BE COMPLETED ON A DARK BACK. ACCESS SHALL BE MAINTAINED AT ALL TIMES UNLESS APPROVED OTHERWISE.
3. ONE TRAFFIC LANE (12' MIN.) SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
4. MAINTAIN FOOTCUREL ACCESS UNLESS APPROVED OTHERWISE BY DIRECTOR.
5. COORDINATE IMPROVED CURBING.
6. CONTRACTOR SHALL PLACE SIGN, OR FLASHING RED OPERATION.
7. DESIGN STANDARDIZED INTRODUCTION PLACE SIGN, OR FLASHING RED OPERATION.
8. TYPE II SIGNPOST WITH FLASHING YELLOW SIGNPOST LIGHT AND SIGN AS NOTED ON PLAN.
9. SIGN AS NOTED ON PLAN.
10. DROPPED CHAINLINK.
11. SOLAR/BAITRY POWERED FLASHING ABOVE SIGN (FAS).
12. DIRECTION OF TRAVEL.
13. ROUTINE CONSTRUCTION AREA.

TRAFFIC SOLUTIONS
7700 GARDNER AVE. COMMERCE, CA 90003
909-277-2800
TRAFFIC SOLUTIONS

Underground Service Jacket
Call Toll Free
1-800-227-2800

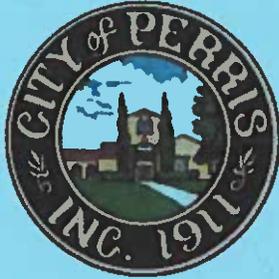
ENGINEER IN CHARGE
CLAYTON W. STANLEY, P.E.
P.L.C. No. 001130000-2-30-12
2012-02-28

CITY OF PERRIS
PUBLIC WORKS DEPARTMENT

TRAFFIC CONTROL PLAN
WEBSTER AVENUE AND NANCE STREET STAGE II

SCALE: 1" = 40'

TC-3
SHEET 3 OF 5
FILE NAME: TR-3.AMG



10.G.

CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Resolution Amending the Rubbish Collection Charges Pursuant to Agreement with CR&R

REQUESTED ACTION: To Adopt a Resolution Amending the Rubbish Collection Charges Services (Section 7.16.050(D) of the Perris Municipal Code) and Rescinding Resolution Number 5985

CONTACT: Ernie Reyna, Deputy City Manager

BACKGROUND/DISCUSSION:

The Franchise Agreement with CR&R provides that the City of Perris shall consider adjustment to the rates charged for CR&R Solid Waste and Recycling Services upon receiving notice from CR&R that rates need to be adjusted to reflect changes in the consumer price index and landfill fees.

CR&R has reviewed data from the Bureau of Labor Statistics (BLS) for 2022 and has determined the applicable consumer price index (CPI) has increased by 8.70%. In addition, the County of Riverside's Waste Management Department has indicated that they will adjust their disposal rate by 7.30% from \$35.52 per ton to \$38.11 per ton (this amount is a pass-through and not charged by CR&R but paid directly to the County of Riverside).

CR&R's rates are made up of three components. Those three components include service fees, County disposal fees, and franchise fees. When the increases for three components are factored into the overall rates, the rates for a residential 100-gallon container will experience a net increase from \$31.87 to \$35.09 per month, and a net increase for a 60-gallon container from \$26.27 to \$29.03 per month.

The rates for commercial customers will increase by the CPI and the County disposal fee as well and will increase between 8.8% to 10.2%. See attached table contained within this staff report for complete rates on commercial, as well as residential rates.

Staff recommends that the City approve a resolution amending the service fees, County disposal fees, and franchise fees under the rubbish collection charges services of the Perris Municipal Code.

BUDGET (or FISCAL) IMPACT: None.

Prepared by: Matt Schenk, Director of Finance

REVIEWED BY:

City Attorney _____
Assistant City Manager WMS
Deputy City Manager _____

Attachments:

1. City of Perris Resolution
2. CR&R Letter Dated April 5, 2023
3. Databases, Tables & Calculators by Subject

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

ATTACHMENT 1

CITY OF PERRIS RESOLUTION NUMBER X
AMENDING RUBBISH COLLECTION
CHARGES AS PERMITTED IN SECTION
7.16.050(D) OF THE PERRIS MUNICIPAL CODE
AND RESCINDING RESOLUTION NUMBER
5985

CITY OF PERRIS

RESOLUTION NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS AMENDING RUBBISH COLLECTION CHARGES AS PERMITTED IN SECTION 7.16.050 (D) OF THE PERRIS MUNICIPAL CODE AND RESCINDING RESOLUTION NUMBER 5985.

WHEREAS, the Consumer Price Index has increased by 8.70%; and the County of Riverside has increase their landfill tipping fees by 7.30%; and

WHEREAS, said increase is necessary to defray these costs by adjusting the rates and charges to the recipient of such services.

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

Section 1. Pursuant to 7.16.050 (D) of the Perris Municipal Code, the rates and charges of Chapter 7.16 are adjusted as follows:

“Section 7.16.050 Rubbish Collection, Disposal and Street Sweeping”

1 A monthly charge for rubbish collection, transfer, disposal and street sweeping services is hereby levied upon each occupied household and business establishment, in accordance with the following rates:

(a) Residential

(1) Single family residences, mobile homes, apartments, condominiums, townhomes, bungalow courts, and multiple residences per dwelling unit, using 100 gallon individual receptacles.

Monthly Rate: (includes extraordinary recycling fee) \$ 35.70

(2) Single family residences, mobile homes, apartments, condominiums, townhomes, bungalow courts, and multiple residences per dwelling unit, using 60 gallon individual receptacles.

Monthly Rate: (includes extraordinary recycling fee) \$ 29.64

(3) Additional 100 gallon individual receptacles.

Monthly Rate: \$ 11.64

(4) Additional 60 gallon individual receptacles.

Monthly Rate: \$ 10.10

(5) Residential organics rate per home (add to item 1 & 2) \$ 2.53

(b) Commercial and Industrial

(1) Individual receptacles

Once per week pick up: \$ 50.97

| | | |
|--|-----------|---------------------|
| (c) Commercial, Industrial, and Multiple Residences | | |
| (1) Two cubic yard container | 1 x week | \$ 199.46 |
| | 2 x week | \$ 376.30 |
| | 3 x week | \$ 553.09 |
| | 4 x week | \$ 729.90 |
| | 5 x week | \$ 906.80 |
| | 6 x week | \$ 1,083.55 |
| (2) Three cubic yard container | 1 x week | \$ 227.98 |
| | 2 x week | \$ 430.57 |
| | 3 x week | \$ 633.20 |
| | 4 x week | \$ 835.77 |
| | 5 x week | \$ 1,038.46 |
| | 6 x week | \$ 1,241.00 |
| (3) 90-Gallon Recycling Cart | 1 x week | \$ 53.56 |
| | 2 x week | \$ 107.07 |
| | 3 x week | \$ 160.61 |
| | 4 x week | \$ 214.15 |
| | 5 x week | \$ 267.70 |
| | 6 x week | \$ 321.20 |
| (d) Other Items | | |
| (1) 10 to 40 cubic yard roll-off container | \$ 335.17 | + MRF/landfill fees |
| (2) Residential Set-up Fee | \$ 29.60 | |
| (3) Commercial / Rolloff Set-up Fee | \$ 59.18 | |
| (4) Tax Roll Admin Fee per Parcel | \$ 75.00 | |
| (e) Street Sweeping Services | | |
| (1) Weekly Commercial, Arterial and Downtown Area | N/C | |
| (2) Bi-weekly Residential Area | N/C | |

Organic AD Rates

| | | |
|---|----------|-------------|
| Rolloff processing rate | | \$ 108.02 |
| Commercial, industrial, and multi-family residential non-food monthly bin rates (green waste only) | | |
| (1) Two cubic yard container Non-food Establishment | 1 x week | \$ 240.70 |
| | 2 x week | \$ 464.95 |
| | 3 x week | \$ 689.19 |
| | 4 x week | \$ 913.45 |
| | 5 x week | \$ 1,137.75 |
| | 6 x week | \$ 1,361.97 |
| Commercial, industrial, and multi-family residential <u>food</u> monthly bin rates | | |
| (2) Two cubic yard container Food Establishment | 1 x week | \$ 314.94 |
| | 2 x week | \$ 613.50 |
| | 3 x week | \$ 911.98 |
| | 4 x week | \$ 1,210.51 |
| | 5 x week | \$ 1,509.02 |
| | 6 x week | \$ 1,807.48 |

Commercial, industrial, and multi-family residential non-food monthly bin rates (green waste only)

| | | |
|------------------------|----------|-----------|
| (3) 64-gallon Cart | 1 x week | \$ 51.99 |
| Non-food Establishment | 2 x week | \$ 103.94 |
| | 3 x week | \$ 155.88 |
| | 4 x week | \$ 207.84 |
| | 5 x week | \$ 259.79 |
| | 6 x week | \$ 311.69 |

Commercial, industrial, and multi-family residential food monthly bin rates

| | | |
|--------------------|----------|-----------|
| (4) 64-gallon Cart | 1 x week | \$ 69.67 |
| Food Establishment | 2 x week | \$ 139.31 |
| | 3 x week | \$ 208.95 |
| | 4 x week | \$ 278.61 |
| | 5 x week | \$ 348.27 |
| | 6 x week | \$ 417.89 |

Bundled Commercial Compliance Rates

| | | |
|---|----------|-------------|
| (5) 3 YD Comm Bin, 90G Comm Recy, 64G Foodwaste | 1 x week | \$ 349.64 |
| | 2 x week | \$ 673.82 |
| | 3 x week | \$ 998.03 |
| | 4 x week | \$ 1,322.22 |
| | 5 x week | \$ 1,646.52 |
| | 6 x week | \$ 1,970.58 |

These rates shall become effective July 1, 2023 or as noted.

Section 2. Resolution Number is hereby rescinded.

APPROVED, SIGNED AND ADOPTED THIS

Mayor of the City of Perris

Attest:

City Clerk of the City of Perris



Databases, Tables & Calculators by Subject

Change Output Options: From: 2017 To: 2023
 include graphs include annual averages [More Formatting Options](#)

Data extracted on: March 5, 2023 (7:33:39 PM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS49CSA0
Not Seasonally Adjusted
Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted
Area: Riverside-San Bernardino-Ontario, CA
Item: All items
Base Period: DECEMBER 2017=100

Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | HALF1 | HALF2 |
|------|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|---------|---------|---------|---------|
| 2017 | | | | | | | | | | | | 100.000 | | | |
| 2018 | 100.916 | | 101.897 | | 102.929 | | 103.139 | | 103.241 | | 103.616 | | 102.732 | 102.023 | 103.441 |
| 2019 | 103.991 | | 104.749 | | 105.959 | | 105.816 | | 106.412 | | 106.573 | | 105.697 | 104.998 | 106.397 |
| 2020 | 107.143 | | 107.162 | | 106.899 | | 107.640 | | 108.201 | | 108.626 | | 107.672 | 107.068 | 108.275 |
| 2021 | 109.550 | | 110.981 | | 113.222 | | 114.682 | | 115.557 | | 117.206 | | 113.875 | 111.588 | 116.162 |
| 2022 | 118.963 | | 122.127 | | 123.893 | | 125.262 | | 125.272 | | 125.983 | | 123.784 | 122.018 | 125.551 |
| 2023 | 127.683 | | | | | | | | | | | | | | |

12-Month Percent Change

Series Id: CUURS49CSA0
Not Seasonally Adjusted
Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted
Area: Riverside-San Bernardino-Ontario, CA
Item: All items
Base Period: DECEMBER 2017=100

Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | HALF1 | HALF2 |
|------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|-------|
| 2019 | 3.0 | | 2.8 | | 2.9 | | 2.6 | | 3.1 | | 2.9 | | 2.9 | 2.9 | 2.9 |
| 2020 | 3.0 | | 2.3 | | 0.9 | | 1.7 | | 1.7 | | 1.9 | | 1.9 | 2.0 | 1.8 |
| 2021 | 2.2 | | 3.6 | | 5.9 | | 6.5 | | 6.8 | | 7.9 | | 5.8 | 4.2 | 7.3 |
| 2022 | 8.6 | | 10.0 | | 9.4 | | 9.2 | | 8.4 | | 7.5 | | 8.7 | 9.3 | 8.1 |
| 2023 | 7.3 | | | | | | | | | | | | | | |

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Telephone:1-202-691-5200 Telecommunications Relay Service:7-1-1 www.bls.gov [Contact Us](#)



Hans W. Kernkamp, General Manager-Chief Engineer

March 22, 2023

Alex Braicovich
CR&R
P.O. Box 1208
Perris, CA 92570

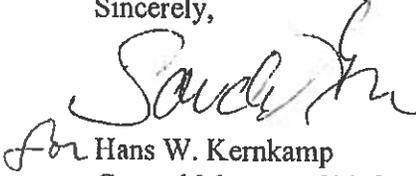
RE: Disposal Fee Increase – FY 23/24

The Riverside County Department of Waste Resources (Department) is responsible for assuring that there is, and will be in the future, sufficient and accessible landfill space to properly serve the population of the County in its disposal needs. To fulfill this mandate, the Department continually maintains and expands County landfill sites, and encourages, supports, and develops recycling programs that minimize the dependence on landfill disposal facilities.

Due to sustained increases in labor expenses, capital improvement costs, regulatory compliance costs and closed site maintenance, an increase in disposal rates is essential to allow for continued and improved services. This letter serves as a notice that subject to approval by the Riverside County Board of Supervisors, landfill disposal rates will increase in FY 23/24 by the Consumer Price Index (CPI), which is 7.33% for calendar year 2022. Additionally, per the Waste Delivery Agreement, the rate for the Perris Valley Transfer Station will be adjusted by \$1.00, resulting in a FY 23/24 rate of \$42.55 per ton. Rates for Area 8 Transfer Station(s) shall only be subject to the annual CPI increase. The FY 23/24 rate for these facilities will be \$38.98 per ton. New rates will become effective for tonnage deliveries starting on July 1, 2023.

Thank you for your past cooperation and support.

Sincerely,


for Hans W. Kernkamp
General Manager-Chief Engineer

SG:sg

cc: Jeff Johnson, LEA

ATTACHMENT 2

CR&R LETTER DATED APRIL 5, 2023



April 5, 2023

Ms. Clara Miramontes
City Manager
City of Perris
101 North "D" Street
Perris, CA 92570

Re: Annual Consumer Price Index Adjustment

Dear Clara,

Pursuant to Exhibit "E" of our current agreement to provide Solid Waste and Recycling Services to the City of Perris, CR&R Incorporated respectfully submits the attached information which outlines our Annual Rate Adjustment request for fiscal year 2023-2024. As you may be aware, there is a condition in our current contract which states that the rates outlined in Exhibit "E" shall be adjusted annually (each July 1st) to reflect the change in the Consumer Price Index (CPI) as well as changes to the County of Riverside landfill tipping fees.

This correspondence, as well as the attached exhibits and spreadsheets, outline our current and proposed rates for both residential and commercial customers located within the City of Perris.

In reviewing the data from the Bureau of Labor Statistics (BLS) for the Annual Change for 2022, the applicable CPI has increased by 8.70%. In addition, the County of Riverside's Waste Management Department has indicated that they will adjust their disposal rate by 7.3% from \$35.52 per ton to \$38.11 per ton (this is what we pay to the County of Riverside at the landfill).

There are no additional extraordinary fees proposed for this year's rate schedule. Per our discussion last year, we did include a Tax Roll Administration Fee of \$75 which will only be added as part of our tax roll delinquency process. This fee will only impact those accounts that go to tax roll due to over-due non-payment of their trash bills. The fee, applied to each delinquent account, helps to defray the cost of administering the program and submitting all documentation to the County of Riverside.

As we have stated in prior years, we greatly appreciate our long-standing relationship with the City of Perris, as well as the opportunity that we have had to be of service to your residents and businesses. As one of the City's largest employers, it truly has been and continues to be an honor and a privilege to be of service. Please do not hesitate to call us if you should have any questions or comments. We look forward to any further assistance that we may be able to provide.

Respectfully,

A handwritten signature in blue ink, appearing to read 'J. Alex Braicovich', with a large, stylized flourish extending to the left.

J. Alex Braicovich
Senior Regional Vice President
CR&R Incorporated

Cc: Ernie Reyna, Asst. City Manager
Bryant Hill, PW Director

ATTACHMENT 3

DATABASES, TABLES & CALCULATORS BY SUBJECT

**U.S. BUREAU OF LABOR STATISTICS**

Databases, Tables & Calculators by Subject

Change Output Options: From: 2017 v To: 2023 v

 include graphs include annual averages[More Formatting Options](#) ➔

Data extracted on: March 5, 2023 (7:33:39 PM)

CPI for All Urban Consumers (CPI-U)**Series Id:** CUURS49CSA0

Not Seasonally Adjusted

Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted**Area:** Riverside-San Bernardino-Ontario, CA**Item:** All Items**Base Period:** DECEMBER 2017=100Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | HALF1 | HALF2 |
|------|---------|-----|---------|-----|---------|-----|---------|-----|---------|-----|---------|---------|---------|---------|---------|
| 2017 | | | | | | | | | | | | 100.000 | | | |
| 2018 | 100.916 | | 101.897 | | 102.929 | | 103.139 | | 103.241 | | 103.616 | | 102.732 | 102.023 | 103.441 |
| 2019 | 103.991 | | 104.749 | | 105.959 | | 105.816 | | 106.412 | | 106.573 | | 105.697 | 104.998 | 106.397 |
| 2020 | 107.143 | | 107.162 | | 106.899 | | 107.640 | | 108.201 | | 108.626 | | 107.672 | 107.068 | 108.275 |
| 2021 | 109.550 | | 110.981 | | 113.222 | | 114.682 | | 115.557 | | 117.206 | | 113.875 | 111.588 | 116.162 |
| 2022 | 118.963 | | 122.127 | | 123.893 | | 125.262 | | 125.272 | | 125.983 | | 123.784 | 122.018 | 125.551 |
| 2023 | 127.683 | | | | | | | | | | | | | | |

12-Month Percent Change**Series Id:** CUURS49CSA0

Not Seasonally Adjusted

Series Title: All items in Riverside-San Bernardino-Ontario, CA, all urban consumers, not seasonally adjusted**Area:** Riverside-San Bernardino-Ontario, CA**Item:** All items**Base Period:** DECEMBER 2017=100Download: [xlsx](#)

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | HALF1 | HALF2 |
|------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|-------|
| 2019 | 3.0 | | 2.8 | | 2.9 | | 2.6 | | 3.1 | | 2.9 | | 2.9 | 2.9 | 2.9 |
| 2020 | 3.0 | | 2.3 | | 0.9 | | 1.7 | | 1.7 | | 1.9 | | 1.9 | 2.0 | 1.8 |
| 2021 | 2.2 | | 3.6 | | 5.9 | | 6.5 | | 6.8 | | 7.9 | | 5.8 | 4.2 | 7.3 |
| 2022 | 8.6 | | 10.0 | | 9.4 | | 9.2 | | 8.4 | | 7.5 | | 8.7 | 9.3 | 8.1 |
| 2023 | 7.3 | | | | | | | | | | | | | | |

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Telephone: 1-202-691-5200 Telecommunications Relay Service: 7-1-1 www.bls.gov [Contact Us](#)



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

10.H.

MEETING DATE: May 30, 2023

SUBJECT: Edward Byrne Memorial Justice Assistance Grant (JAG) Program

REQUESTED ACTION: Approve the Expenditure of Funds Granted to the City and Authorize the City Manager to Sign the Interlocal Agreement between the Cities of Banning, Beaumont, Cathedral City, Corona, Desert Hot Springs, Hemet, Indio, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Palm Springs, Perris, Riverside, Temecula and the County of Riverside

CONTACT: Ernie Reyna, Deputy City Manager *ER*

BACKGROUND/DISCUSSION:

The City of Perris has been awarded funds through the U.S. Department of Justice in the form of a Justice Assistance Grant (JAG). The City has received funding under this same grant over the past several years. The purpose of the grant is to support law enforcement programs.

To receive the awarded funds, the U.S. Department of Justice maintains that City Council (i.e., an advisory panel), must review and approve the proposed expenditure of funds granted to their respective local government agency.

As in years past, the Perris Police Department recommends the JAG funding to be used to supplement the Special Enforcement Team (SET) program.

BUDGET (or FISCAL) IMPACT:

The Department of Justice has awarded the City of Perris, and through the City, the Perris Police Department, \$17,199 net of administrative fees and National Incident-Based Reporting System (NIBRS) requirements. There are no matching funds necessary for this grant.

Prepared by: Ernie Reyna

REVIEWED BY:

City Attorney _____

Assistant City Manager WB

Deputy City Manager _____

Attachments:

1. Interlocal Agreement Between the Cities of Banning, Beaumont, Cathedral City, Corona, Desert Hot Springs, Hemet, Indio, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Palm Springs, Perris, Riverside, Temecula, and the County of Riverside

Consent: X

Public Hearing: _____

Business Item: _____

Presentation: _____

Other: _____

ATTACHMENT 1

INTERLOCAL AGREEMENT BETWEEN THE
CITIES OF BANNING, BEAUMONT,
CATHEDRAL CITY, CORONA, DESERT HOT
SPRINGS, HEMET, INDIO, JURUPA VALLEY,
LAKE ELSINORE, MENIFEE, MORENO
VALLEY, PALM SPRINGS, PERRIS,
RIVERSIDE, TEMECULA, AND THE COUNTY
OF RIVERSIDE

**INTERLOCAL AGREEMENT
BETWEEN THE CITIES OF BANNING, BEAUMONT, CATHEDRAL CITY, CORONA, DESERT HOT
SPRINGS, HEMET, INDIO, JURUPA VALLEY, LAKE ELSINORE, MENIFEE, MORENO VALLEY,
PALM SPRINGS, PERRIS, CITY OF RIVERSIDE, TEMECULA AND
THE COUNTY OF RIVERSIDE, CA**

**CONCERNING DISTRIBUTION OF THE
2022 JUSTICE ASSISTANCE GRANT AWARD**

This Interlocal Agreement ("Agreement") is made and entered into this 10th day of Jan., 2023, by and between THE COUNTY OF RIVERSIDE, acting by and through its governing body, the Riverside County Board of Supervisors (hereinafter referred to as "COUNTY"), and named CITIES as referenced in Appendix 1 (hereinafter referred to as "CITIES"), acting by and through their respective governing bodies, the City Councils, all of whom are situated within the County of Riverside, State of California, as follows:

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of all parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this Agreement; and

WHEREAS, the COUNTY agrees to release to CITIES their respective grant allocation from the JAG Award, less ten percent (10%) re-allocated to COUNTY, as reflected on Appendix 1, here attached and hereby incorporated by reference as part of this Agreement, on a reimbursement basis; and COUNTY agrees to provide the administration of COUNTY's and CITIES' programs during the entire permissible duration of said programs; and additionally the COUNTY and CITIES each agree that it is their responsibility to ensure these funds are expended in accordance with JAG guidelines; and

WHEREAS, the COUNTY and CITIES believe it to be in their best interests to reallocate the JAG funds.

NOW THEREFORE, the COUNTY and CITIES agree as follows:

Section 1.

COUNTY agrees to release to CITIES up to their respective grant allocation from the JAG Award, less ten percent (10%) re-allocated to COUNTY, as reflected in Appendix 1 on a reimbursement basis, from the JAG Award within (45) days upon receipt of fully documented reimbursement request, and; COUNTY agrees to provide the administration of COUNTY's and CITIES' programs during the entire permissible duration of said programs.

Section 2.

COUNTY and CITIES each agree that it is their responsibility to ensure these funds are expended in accordance with JAG guidelines.

JAN 10 2023 3.42

Section 3.

COUNTY and CITIES agree to comply with all applicable Federal statutes, regulations, policies, guidelines, and requirements, including OMB Circulars that apply to the 2022 Justice Assistance Grant; and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards) and also specifically assures and certifies all items as written in the attached Addendum A "Riverside County Sheriff's Department Certified Standard Assurances."

Section 4.

CITIES agree to provide COUNTY performance reports every month demonstrating progress in achieving desired goals and outcomes in a form and manner as required under the 2022 Justice Assistance Grant Program.

Section 5.

CITIES agree to provide COUNTY with sufficient, timely information within five business days after receiving a written request from COUNTY to meet JAG requirements for quarterly, semi-annual, and annual financial and performance reports.

Section 6.

Nothing arising from this Agreement shall impose any liability for claims or actions against COUNTY other than what is authorized by law.

Section 7.

Nothing arising from this Agreement shall impose any liability for claims or actions against CITIES other than what is authorized by law.

Section 8.

Each party to this Agreement will be responsible for its own actions in providing services under this Agreement and shall not be liable to any other party to this Agreement for any claim or action arising from the services provided under this Agreement.

Section 9.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 10.

By entering into this Agreement, the parties do not intend to create any obligations, either express or implied, other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

COUNTY OF RIVERSIDE, CA



Chair, County Board of Supervisors
KEVIN JEFFRIES

ATTEST:



Clerk of the Board
KIMBERLY A. HECTOR

APPROVED AS TO FORM:
Minh C. Train



Amrit P. Gillon
Deputy County Counsel

JAN 10 2023 3.42

| Appendix 1 | | | |
|--|--------------------|---|---------------------------------------|
| Eligible Agencies in FY 2022 JAG Disparate Area | | | |
| | | | |
| Riverside County (Sheriff's Department) FA | BJA Formula | To Fiscal Agent (Sheriff's Department) | Adjusted Individual Allocation |
| | | | |
| | | | |
| Banning | \$10,122 | \$1,013 | \$9,109 |
| Beaumont | \$10,633 | \$1,064 | \$9,569 |
| Cathedral City | \$11,400 | \$1,140 | \$10,260 |
| Corona | \$20,295 | \$2,030 | \$18,265 |
| Desert Hot Springs | \$19,989 | \$1,999 | \$17,990 |
| Hemet | \$28,679 | \$2,868 | \$25,811 |
| Indio | \$39,850 | \$3,985 | \$35,865 |
| Jurupa Valley | \$23,900 | \$2,390 | \$21,510 |
| Lake Elsinore | \$13,624 | \$1,363 | \$12,261 |
| Menifee | \$11,221 | \$1,123 | \$10,098 |
| Moreno Valley | \$62,752 | \$6,276 | \$56,476 |
| Palm Springs | \$20,398 | \$2,040 | \$18,358 |
| Perris | \$19,989 | \$1,999 | \$17,990 |
| Riverside City | \$124,303 | \$12,431 | \$111,872 |
| Temecula | \$11,579 | \$1,158 | \$10,421 |
| Riverside County | \$69,654 | | \$69,654 |
| | \$498,388 | | |
| % To Fiscal Agent | 10% | | |
| \$ To FA | \$42,879 | | |

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF BANNING, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF BEAUMONT, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF CATHEDRAL CITY, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF CORONA, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF DESERT HOT SPRINGS, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF HEMET, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF INDIO, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF JURUPA VALLEY, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF LAKE ELSINORE, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF MENIFEE, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF MORENO VALLEY, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF PALM SPRINGS, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF PERRIS, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF RIVERSIDE, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEREFORE, all parties freely and voluntarily agree to all of the above terms.

CITY OF TEMECULA, CA

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Contract Services Agreement with Everett Smith Designs, Inc. for architectural/design services for office improvements at 11 S. D Street

REQUESTED ACTION: Approve a Contract Services Agreement for architectural/design services for Everett Smith Designs, Inc. for Information Technology and Engineering office improvements located at 11 S. D Street for the sum of \$47,500 and a 10% contingency, and authorize City Manager to execute all documents, approved as to form by the City Attorney.

CONTACT: Clara Miramontes, City Manager

BACKGROUND/DISCUSSION:

The Engineering Department and IT Offices will be located at 11 S. D Street. The architectural work is required to bring the building up to the recent Building Code including plumbing, electrical, and mechanical upgrades similar to all other City facilities recently renovated. Everett Designs has been involved with some recent City projects and is recommended by City staff for this project. The architect will engage other consultants such as Structure, Mechanical and Electrical Engineers and utilize for this project, the cost is included in his proposal. The attached building layout depicts the proposed offices, open spaces for IT and Engineering Departments as well as the open shell on the north side of the building proposed for rental to others. This item was reviewed by the Ways and Means Committee on May 10, 2023.

Staff anticipates Council review and approval of the contract documents and plans the fall of 2023 and the start of construction in Spring of 2024 with approximately 6 months of construction. The construction contract will be presented to the City Council for review and approval at a future date. All design and construction costs will be budgeted in the upcoming 2-year budget (23/24 and 24/25). The contract amount is \$47,500 and the contingency cost is \$4,750, totaling \$52,250.

BUDGET (or FISCAL) IMPACT: There will be no impact on the general fund. Funds in the amount of \$52,250 for this project will be from the Infrastructure Fee Fund.

Prepared by: Habib Motlagh, Special Projects Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Contract Services Agreement, including scope of services and compensation schedule
2. Conceptual Floor Plan

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

Attachment 1
Contract Services Agreement

CITY OF PERRIS
CONTRACT SERVICES AGREEMENT FOR DESIGN SERVICES 11
S. D STREET PERRIS, CA
INFORMATION TECHNOLOGY/ENGINEERING OFFICE IMPROVEMENTS

This Contract Services Agreement ("Agreement") is made and entered on this 30th day of May 30, 2023, by and between the City of Perris, a municipal corporation ("City"), and Everett Smith Designs Inc., a [California corporation] ("Consultant").

NOW, THEREFORE, the parties hereto agree as follows:

1.0 SERVICES OF CONSULTANT

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

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

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

2.0 COMPENSATION

2.1 Contract Sum. For the services rendered pursuant to this Agreement, Consultant shall be compensated in accordance with the "Schedule of Compensation" attached hereto as *Exhibit "C"* and incorporated herein by this reference, but not exceeding the maximum contract amount of Forty-Seven Thousand Five Hundred Dollars (\$47,500) ("Contract Sum").

2.2 Method of Payment. Provided that Consultant is not in default under the terms of this Agreement, Consultant shall be paid through progress payments.

3.0 COORDINATION OF WORK

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

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

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

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

4.0 INSURANCE AND INDEMNIFICATION

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

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01, with an edition date prior to 2004, or the exact equivalent. Coverage for an additional insured shall not be limited to its vicarious liability. Defense costs must be paid in addition to limits. Limits shall be no less than \$1,000,00.00 per occurrence for all covered losses and no less than \$2,000,000.00 general aggregate.

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

(c) Automotive Insurance. A policy of comprehensive automobile liability insurance written on a per occurrence basis in an amount not less than \$1,000,000.00 per accident, combined single limit. Said policy shall include coverage for owned, non owned, leased and hired cars.

(d) Professional Liability or Error and Omissions Insurance. A policy of professional liability insurance in an amount not less than \$1,000,000.00 per claim with respect to loss arising from the actions of Consultant performing professional services hereunder on behalf of the City.

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

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

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

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

4.2 Indemnification.

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

(b) Indemnity for Other Than Professional Liability. Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City and City's Parties from and against any liability

(including liability for claims, suits, actions, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, defense costs and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

5.0 TERM

5.1 Term. Unless earlier terminated in accordance with Section 5.2 below, this Agreement shall continue in full force and effect until construction phase and or substantial completion is granted on project, date TBD.

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

6.0 MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST: "CITY"
CITY OF PERRIS

By: _____
Nancy Salazar, City Clerk

By: _____
Clara Miramontes, City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

Robert Khuu, City Attorney

"CONSULTANT"
Everett Smith Designs Inc.
3437 Potomac Court Perris,
CA 92570

By: _____
Signature

Print Name and Title

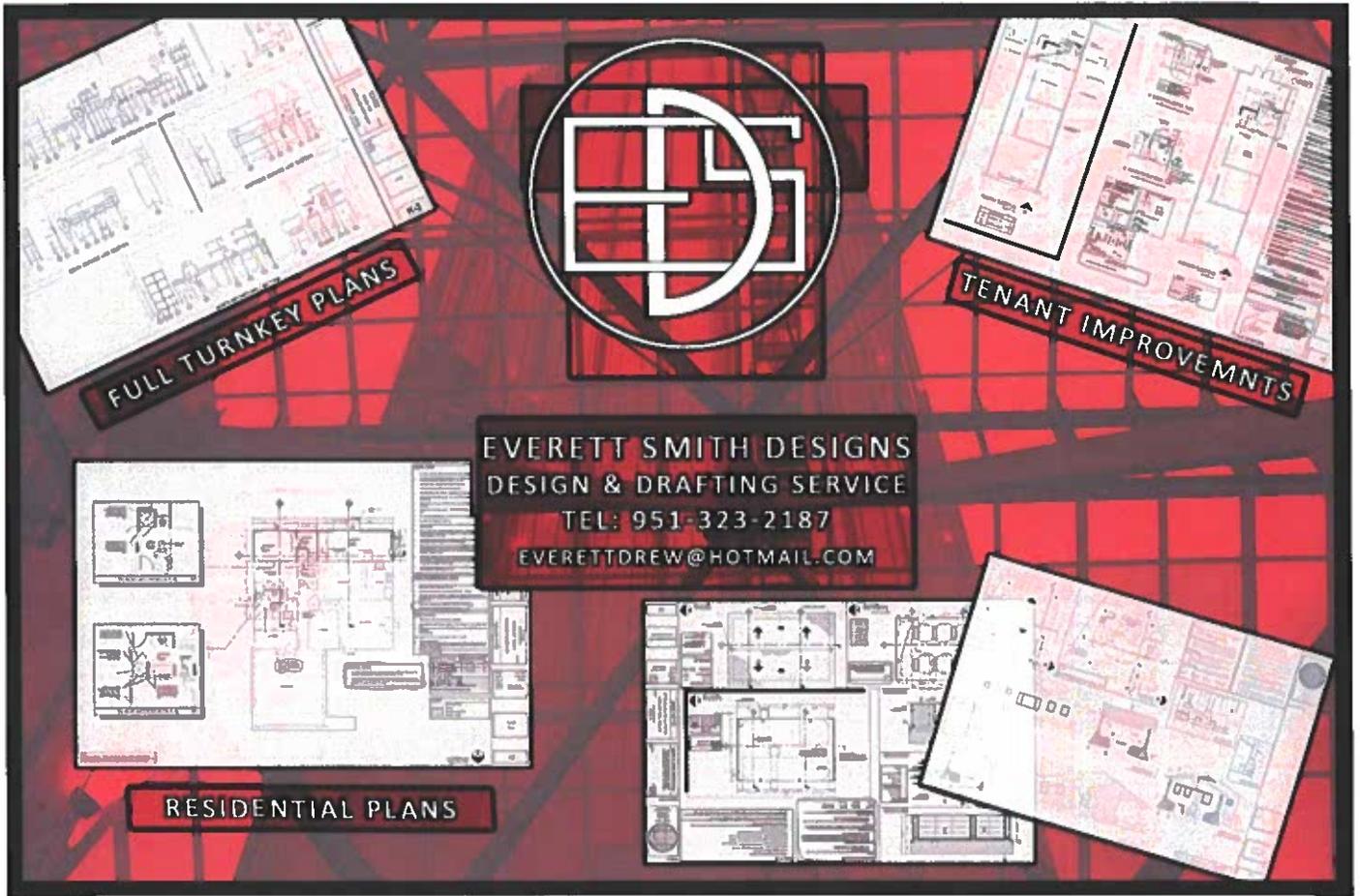
By: _____
Signature

Print Name and Title

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

[END OF SIGNATURES]

EXHIBIT "A"
SCOPE OF SERVICES



EVERETT SMITH DESIGNS
DESIGN & DRAFTING SERVICE
TEL: 951-323-2187
EVERETTDREW@HOTMAIL.COM

FULL TURNKEY PLANS

TENANT IMPROVEMNTS

RESIDENTIAL PLANS

OFFICE IMPOVEMENTS

I.T. OFFICE / ENGINEERING / VANILLA SHELLS

11 S. D STREET, Perris,CA

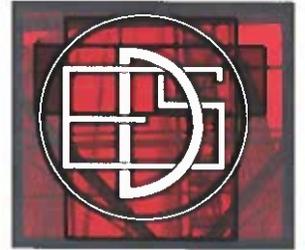
CLIENT:

City of Perris
101 North "D" Street
Perris CA 92570
(951) 943-6100

COMMERCIAL IMPROVEMENTS

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS
I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

Dear City of Perris:

Thank you for the opportunity to submit the proposal for your Proposed Tenant Improvement at **11 S. D ST, Perris, CA**. We have outlined our scope of services and the associated fee below.

Everett Smith Designs agrees to provide Design services as outlined below for fees indicated to City Of Perris (Owner/ Owner's Authorized Agent). The Designer's services will include Design Services and coordination of the consultant team.

This Agreement is intended to describe the services, compensation and responsibilities of the Owner and Designer.

1) PROJECT DESCRIPTION (I.T. OFFICES / ENGINEERING OFFICES / VANILLA SHELL)

- a) The project is located at: **11 S. D. STREET, PERRIS, CA**
- b) Site contains existing structures/ buildings, or portions thereof to be remodeled & improved as part of scope of this project.
 - i) New offices, a conference room, a break room/Kitchen, a storage area, a printer/supplies area room, cubicles and a counter/receiving lobby area.
- c) The project is considered a Commercial Construction, including:
 - i) Design of new Tenant Improvement Construction Documents – **PER CITY SCOPE**
 - ii) Specifications
 - iii) Construction documents including necessary Structural & MEP
- d) The above program will be confirmed during Programming & Planning stage.

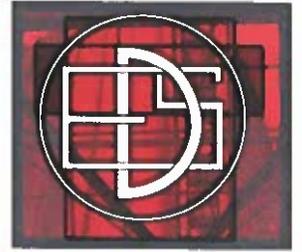
2) BASIC SCOPE OF DESIGN SERVICES:

- a) Included in this Agreement are: Programming & Planning, Schematic Design, Design Development, Construction Documents, Processing (Plan Check), Construction Administration, Consultant Coordination, and Agency Coordination services as outlined:
 - i) **PROGRAMMING & PLANNING (PP): (~1 week)**
 - (1) Based on Owner-provided Site Documents the Designer shall prepare in collaboration with Owner the Project Program to establish the size and Design mix of the project, to include:
 - (a) Project Goals & Objectives
 - (b) Initial Zoning & Building Code Review
 - (c) Project Budget
 - (d) Project Timeline
 - (2) Establish preferences of communication and designated personnel for approvals.
 - (3) Provide up to (2) meeting(s) as necessary to attain Owner approval of Programming & Planning Documents.
 - ii) **SCHEMATIC DESIGN (SD): (~1 weeks)**
 - (1) Based on Owner-approved Programming & Planning Documents the Designer shall prepare, for review and approval by the Owner and Governing Agencies, Schematic Design Documents to establish the size and Design character, for the project as follows:
 - (a) Initial Site and Floor Plans
 - (b) Initial Building Materials and Building Systems
 - (c) Zoning & Building Code Review
 - (d) Initial Construction Cost Estimate

Consultant Coordination per item 3 Consultant's Services

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



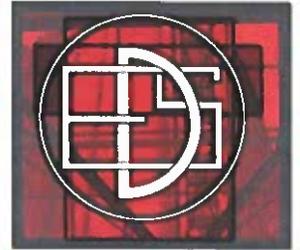
QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS

I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

- (e) Provide up to (2) meeting(s) as necessary to attain Owner approval of Schematic Design Documents.
 - (f) Submit to and governing agency for approvals, as necessary
 - (2) The Owner shall sign and date the Schematic Design Documents to indicate approval and completion of phase prior to the start of the Design Development Phase.
- iii) **DESIGN DEVELOPMENT (DD): (~1 weeks)**
- (1) Based on Owner-approved Schematic Design Documents the Designer shall prepare, for review and approval by the Owner and Governing Agencies, Design Development Documents to develop the size and Design character, for the project as follows:
 - (a) Develop Site and Floor Plans
 - (b) Develop Building Elevations
 - (c) Develop Building Materials and Building Systems
 - (d) Zoning & Building Code Review
 - (e) **Consultant Coordination per item 3 Consultant's Services**
 - (f) Provide up to (2) meeting(s) as necessary to attain Owner approval of Schematic Design Documents.
 - (g) Submit to and governing agency for approvals, as necessary
 - (2) The Owner shall sign and date the Design Development Documents to indicate approval and completion of phase prior to the start of the Construction Documents Phase.
- iv) **CONSTRUCTION DOCUMENTS PHASE (CD) (~4-6 weeks)**
- (1) Based on the Owner-approved Design Development Documents, the Designer shall prepare for approval by the Owner and governing agencies, Construction Documents. These documents shall consist of drawings, details and specifications, sufficient to obtain the approval of governmental authorities, and to delineate and describe locations, dimensions and types of assemblies and materials as follows:
 - (a) Prepare Construction Documents for Plan Review, Permit and Construction.
 - (b) Prepare Design Specifications, as necessary.
 - (c) Update Construction Cost Estimate.
 - (d) Consultant Coordination per item 3 Consultant's Services.
 - (e) Provide up to (6) meeting(s) as necessary to attain Owner approval of Design Development Docs.
 - (f) Submit to and governing agency for approvals, as necessary.
 - (2) The Owner shall sign and date the Construction Documents to indicate approval and completion of phase.

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS

I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

v) **PROCESSING PHASE: (per Governing Agencies)**

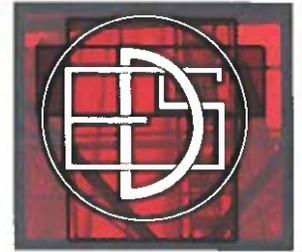
- (1) The Designer shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governing agencies having jurisdiction over the Project, as follows:
 - (a) Submittal of plans to governing agencies having jurisdiction.
 - (b) Address plan check comments as necessary.

vi) **CONSTRUCTION ADMINISTRATION / PROJECT MANAGEMENT**

- (1) **Based on the Owner & Agency-approved Construction Documents, the Designer shall coordinate with Contractor to provide Construction Administration services described below:**
 - (a) Prepare Bid Invitation and Bid Review
 - (b) Provide Construction kick-off meeting to review Construction Documents, Design Intent, Construction Schedule of Values, and Construction Schedule.
 - (c) Monitor Construction progress per Owner & Agency Approved Plans and Specifications.
 - (d) Provide weekly construction meetings to track construction progress and cost.
 - (e) Review and provide input to Contractor's Requests for Information (RFI) where such information is not available to the Contractor from a careful study and comparison of the Designer prepared Construction Documents, Field Conditions, other Owner-provided information, Contractor-prepared coordination Drawings, or prior project correspondence or documentation.
 - (i) Maintain a record of Requests for Information (RFI) when properly prepared.
 - (f) Review shop drawings and material samples for the limit purpose of checking for consistency with Owner & Designer approved aesthetic Design Intent.
 - (i) Maintain a record of shop drawings and material samples submitted to Designer.
 - (g) Review and provide recommendations for submitted Change Order Request on behalf of Owner for consistency with project goals & objectives.
 - (i) Maintain a record of shop drawings and material samples submitted to Designer
 - (h) Issue Design Supplemental Instructions with any updates required.
- (2) The Designer shall assist the Owner in connection with the Owner's responsibility for attaining Certificate of Occupancies through Substantial Completion.

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS

I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

- **Owner / Client authorizes the designer to work as the authorized agent and to make decisions regarding the engineering, and other consultants.**

3) **CONSULTANT'S SERVICES:**

- a) The following Consultants' Services are expected to be required and are not included in this proposal:
 - i) Topographical & Boundary Surveyor
- b) The Designer shall assist the Owner in connection with the Owner's responsibility for attaining necessary design & engineering for the project in the form of Consultant Coordination.
- c) The Designer shall not be liable for any Consultants' Work and is providing Consultants' Coordination for sole purpose of convenience to Owner.
- d) Upon Owner's request Designer may assist Owner with soliciting proposals from various engineers for Consultants Services.
- e) Any request for additional compensation submitted by Consultants due to change in scope and/or Additional Services will be directly forwarded to Owner and shall not be the responsibility of the Designer.

MEP QUOTE BY **BLUEBERRY ENGINEERING**

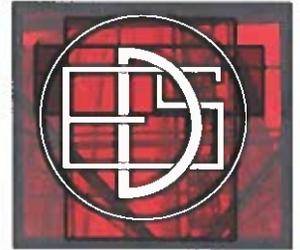
STRUCTURAL QUOTE BY **RAHMAN ENGINEERING**

4) **Reimbursable Expenses:**

- a) The Designer is to be reimbursed at 1.15 times the cost for project materials including but not limited to:
 - i) Prints for submittal/ presentations
- b) Any plan check and governing jurisdictional fees are responsibility of the Client and are not included in this contract.
- c) Separate invoices will be submitted by the Designer for reimbursable expenses.

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS

I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

| | |
|---|-------------|
| Conceptual Design & Construction Drawings: Accessible Requirements, IBC Code Compliance, Cordinaton with Consultants, Egress Plan New accessible restrooms, Enlarged plans of each area, Specs, Finish Schedules, Door & Window schedules | \$20,000.00 |
| Project Management- Responding to RFI, Providing Specs, Communicating with contractor and City | \$7,500.00 |
| Structural Engineer (WALL DESIGN, Anchorage Details, Header, and connection details) | \$7,500.00 |
| Mechanical, Electrical, Plumbing Engineer | \$17,500.00 |

5) COMPENSATION: (ALL FEES ARE INCLUDED IN THIS TOTAL)

| PAYMENT PHASES | Amount Due |
|---|-------------|
| RETAINER-Upon acceptance of this agreement (non-refundable) | \$23,750.00 |
| COMPLETION OF PLANS | \$11,875.00 |
| APPROVAL OF PLANS (START OF CONSTRUCTION) | \$7,500.00 |
| FINAL- Upon Completion | \$4,375.00 |
| Total | \$47,500 |

- a. **Fee:** Compensation for Design and Design services shall be per phase as shown above.
- b. **Payment Schedule:** Owner to pay the Designer within 15 calendar days of the date of Designer's invoices for services rendered. Interest will also be due and payable, at the rate of 1 1/2% per month, but not to exceed the maximum rate allowable by law, on any invoices not paid within said 15 calendar days.
- c. **Deposit:** Amount noted above shall be advanced by the Owner prior to the start of work by the Designer and will serve as Notice to Proceed along with signed copy of this contract.

6) ADDITIONAL SERVICES:

- a) Design and Construction Phase Services beyond what is set forth above shall be provided by the Designer as additional services.
- b) Additional Services may include, but are not limited to the following:
 - i) Change Orders and Construction Change Directives requiring evaluation of proposals, including the preparation or revision of Construction Documents & Instruments of Service.
 - ii) Professional services, requested by the Owner, beyond those outlined above including major design revisions and/ or updates of an approved phase, or portion thereof will be considered as additional services, and will be billed at standard office hourly rates, as follows:
 - (1) Designer: \$100.00
 - (2) Administrative: \$75.00
 - (3) Engineering: \$750.00 (3 hour min.)

We appreciate your consideration of Everett Smith. We look forward to working with you and meeting the goals and objectives for this project. Should you have any questions regarding the proposed scope of services and associated fees please do not hesitate to contact us for clarifications to ensure our mutual understanding in bringing your vision to reality.

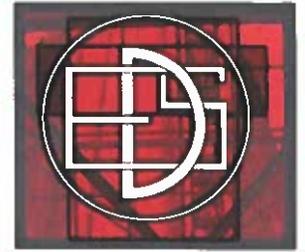
Sincerely submitted,

x 

Designer

EVERETT SMITH DESIGNS

PROPOSAL FOR DESIGN SERVICES



QUOTE: 23-2249 City of Perris 11 S. D. STREET, PERRIS
I.T. / ENGINEERING / VANILLA SHELLS – OFFICE IMPROVEMENT

7) NOTICE TO PROCEED:

a) Signature below indicates mutual agreement and along with deposit serves as Notice To Proceed

| Designer | |
|-----------------------|---------------|
| EVERETT SMITH DESIGNS | |
| Signed By: | |
| Printed Name: | EVERETT SMITH |
| Date: | May 22, 2023 |

| Owner/ Authorized Agent | |
|-------------------------|--|
| Signed By: | |
| Printed Name: | |
| Date: | |

This Agreement must be signed and returned before Designer can schedule or begin this job.

NOTICE TO PROCEED:

- Signature below indicates mutual agreement and along with deposit serves as Notice To Proceed.
- Signature below indicates owner authorizes the designer to work as the authorized agent and to make decisions regarding plans, and outside consultants.

EXHIBIT "B"

SPECIAL REQUIREMENTS

N/A

EXHIBIT "C"

SCHEDULE OF COMPENSATION

| | |
|---|-------------|
| Conceptual Design & Construction Drawings: Accessible Requirements, IBC Code Compliance, Cordinaton with Consultants, Egress Plan New accessible restrooms, Enlarged plans of each area, Specs, Finish Schedules, Door & Window schedules | \$20,000.00 |
| Project Management- Responding to RFI, Providing Specs, Communicating with contractor and City | \$7,500.00 |
| Structural Engineer (WALL DESIGN, Anchorage Details, Header, and connection details) | \$7,500.00 |
| Mechanical, Electrical, Plumbing Engineer | \$17,500.00 |

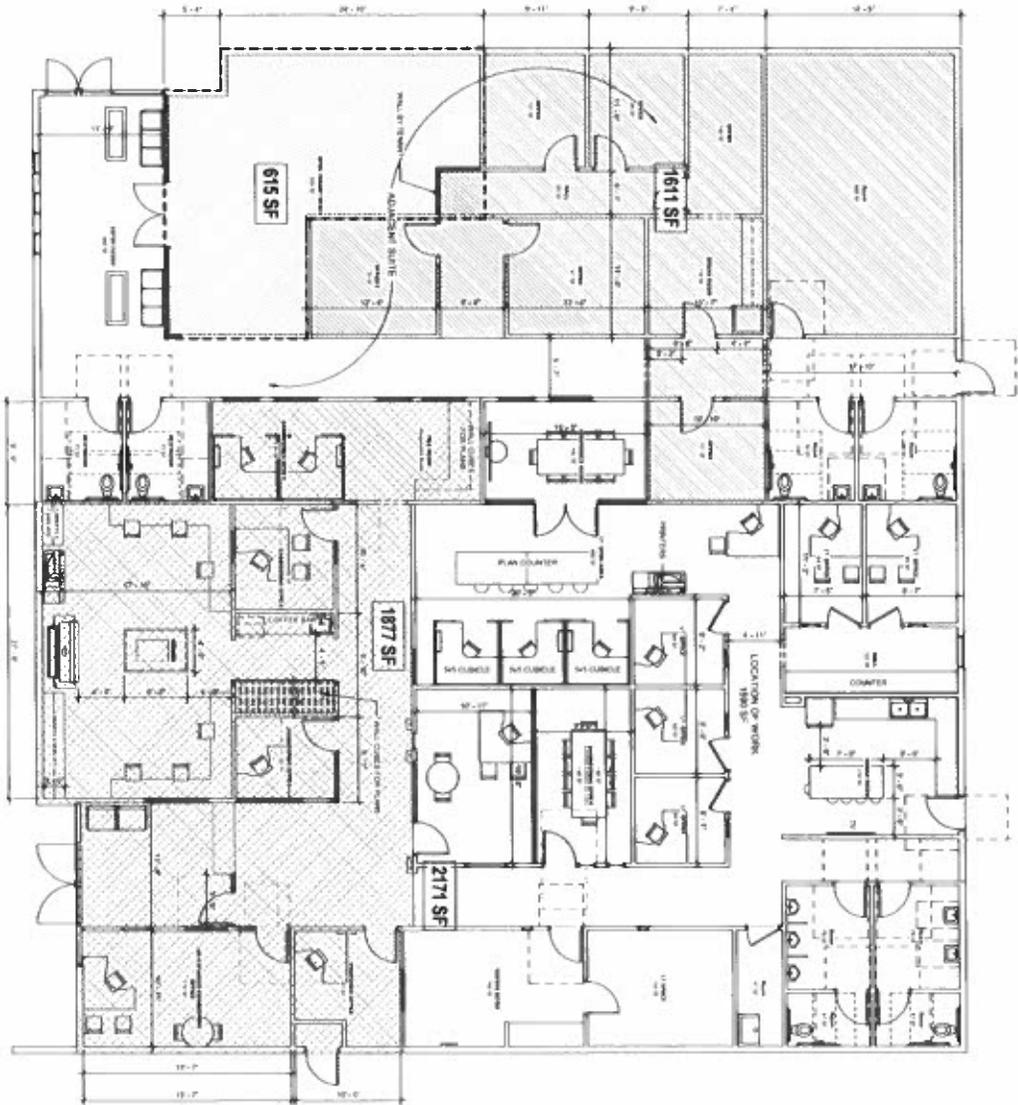
1) COMPENSATION: (ALL FEES ARE INCLUDED IN THIS TOTAL)

| PAYMENT PHASES | Amount Due |
|---|-------------------|
| RETAINER -Upon acceptance of this agreement (non-refundable) | \$23,750.00 |
| COMPLETION OF PLANS | \$11,875.00 |
| APPROVAL OF PLANS (START OF CONSTRUCTION) | \$7,500.00 |
| FINAL - Upon Completion | \$4,375.00 |
| Total | \$47,500 |

Attachment 2
Conceptual Floor Plan

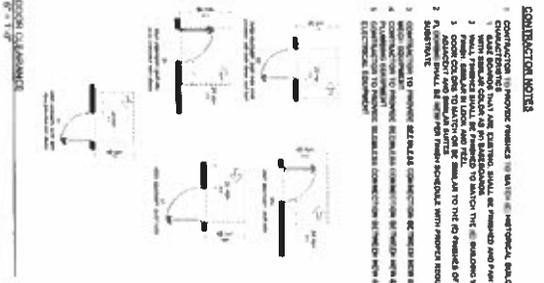


1. 11.0 STREET PROPOSED PLAN



- PLAN NOTES**
- 1. 1" = 8' SCALE (1/4" = 8'-0")
 - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 - 3. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 - 4. ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE.
 - 5. ALL WINDOWS ARE 6'-0" WIDE UNLESS NOTED OTHERWISE.
 - 6. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 7. ALL CEILING ARE 8' HIGH UNLESS NOTED OTHERWISE.
 - 8. ALL ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 9. ALL EXTERIOR WALLS ARE 16" CMU WITH 2" POLYSTYRENE INSULATION ON BOTH SIDES UNLESS NOTED OTHERWISE.
 - 10. ALL EXTERIOR ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 11. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 12. ALL EXTERIOR WALLS ARE 16" CMU WITH 2" POLYSTYRENE INSULATION ON BOTH SIDES UNLESS NOTED OTHERWISE.
 - 13. ALL EXTERIOR ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 14. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 15. ALL EXTERIOR WALLS ARE 16" CMU WITH 2" POLYSTYRENE INSULATION ON BOTH SIDES UNLESS NOTED OTHERWISE.
 - 16. ALL EXTERIOR ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 17. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 18. ALL EXTERIOR WALLS ARE 16" CMU WITH 2" POLYSTYRENE INSULATION ON BOTH SIDES UNLESS NOTED OTHERWISE.
 - 19. ALL EXTERIOR ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.
 - 20. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 8" GRAVEL UNLESS NOTED OTHERWISE.

- CONSTRUCTION NOTES**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE ORDINANCES.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE ORDINANCES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE ORDINANCES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE (FC) AND ALL APPLICABLE ORDINANCES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA SAFETY CODE (SC) AND ALL APPLICABLE ORDINANCES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA ENVIRONMENTAL CODE (EC) AND ALL APPLICABLE ORDINANCES.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA HEALTH CARE CODE (HCC) AND ALL APPLICABLE ORDINANCES.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA EDUCATION CODE (EC) AND ALL APPLICABLE ORDINANCES.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA PROFESSIONAL ENGINEERING AND SURVEYING BOARD (PEBS) AND ALL APPLICABLE ORDINANCES.
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA ARCHITECTURAL BOARD (ARB) AND ALL APPLICABLE ORDINANCES.
 12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA LAND USE DIVISION (LUD) AND ALL APPLICABLE ORDINANCES.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE DEPARTMENT (FD) AND ALL APPLICABLE ORDINANCES.
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA POLICE DEPARTMENT (PD) AND ALL APPLICABLE ORDINANCES.
 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA COUNTY OF PERNIS AND ALL APPLICABLE ORDINANCES.
 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA CITY OF PERNIS AND ALL APPLICABLE ORDINANCES.
 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA COUNTY OF PERNIS AND ALL APPLICABLE ORDINANCES.
 18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA CITY OF PERNIS AND ALL APPLICABLE ORDINANCES.
 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA COUNTY OF PERNIS AND ALL APPLICABLE ORDINANCES.
 20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA CITY OF PERNIS AND ALL APPLICABLE ORDINANCES.



PROPERTY OWNER

11.0 STREET
PERNIS, CA 94350

CITY OF PERNIS

11.0 STREET
PERNIS, CA 94350

PROPOSED PLAN

A2

I.T. & ENGINEERING OFFICE
IMPROVEMENTS (OPTION 2)

11.0 STREET
PERNIS, CA 94350



11.0 STREET
PERNIS, CA 94350





CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Consider Annual Levy for the Community Facilities Districts

REQUESTED ACTION: Consideration to Adopt Resolution Number (next in order) Authorizing the Annual Tax Levies and Placement on the County Tax Roll

CONTACT: Matthew Schenk, Director of Finance

BACKGROUND/DISCUSSION:

The City of Perris formed Community Facilities Districts (CFD) pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982. The City of Perris has the responsibility to levy and collect special taxes each year to meet debt service payments and other costs / expenses as authorized by section 53340 of the Government Code of the State of California. The City is also responsible for compliance with all covenants, terms, and conditions of the CFD bonds. The annual resolution provides Riverside County the authorization to assess each parcel its share of assessment taxes for Fiscal Year 2023-24. This item was presented to the Ways and Means Committee on May 10, 2023 and it was recommended this be brought forward to the Council.

BUDGET (or FISCAL) IMPACT:

Collected tax levies are transferred to the CFD bond trustee for payment of annual principal, interest, and administrative obligations. Such transactions are budgeted and accounted for in the City's Trust and Agency funds.

Prepared by: Stephen Ajobiewe, Finance Manager

REVIEWED BY:

City Attorney _____
 Assistant City Manager *WAB*
 Deputy City Manager _____

- Attachments: 1. Resolution of the City of Perris Establishing Annual Special Tax for Fiscal Year 2023-24
2. Proposed Special Tax Levy for Fiscal Year 2023-24 for the Community Facilities Districts shown as Exhibits:

Exhibit "A" - Community Facilities District 1-S
Exhibit "B" - Community Facilities District 2001-1 IA 1
Exhibit "C" - Community Facilities District 2001-1 IA 2
Exhibit "D" - Community Facilities District 2001-1 IA 3
Exhibit "E" - Community Facilities District 2001-1 IA 4
Exhibit "F" - Community Facilities District 2001-1 IA 5
Exhibit "G" - Community Facilities District 2001-1 IA 6
Exhibit "H" - Community Facilities District 2001-1 IA 7
Exhibit "I" - Community Facilities District 2001-2
Exhibit "J" - Community Facilities District 2001-3
Exhibit "K" - Community Facilities District 2002-1
Exhibit "L" - Community Facilities District 2003-1
Exhibit "M" - Community Facilities District 2004-1
Exhibit "N" - Community Facilities District 2004-2
Exhibit "O" - Community Facilities District 2004-3 IA 1
Exhibit "P" - Community Facilities District 2004-3 IA 2
Exhibit "Q" - Community Facilities District 2004-5
Exhibit "R" - Community Facilities District 2005-1 IA 3
Exhibit "S" - Community Facilities District 2005-1 IA 4
Exhibit "T" - Community Facilities District 2005-2
Exhibit "U" - Community Facilities District 2005-4
Exhibit "V" - Community Facilities District 2006-1
Exhibit "W" - Community Facilities District 2006-2
Exhibit "X" - Community Facilities District 2007-2
Exhibit "Y" - Community Facilities District 2014-1 IA 1
Exhibit "Z" - Community Facilities District 2014-1 IA 2
Exhibit "AA" - Community Facilities District 2014-1 IA 3
Exhibit "BB" - Community Facilities District 2018-1 IA 1
Exhibit "CC" - Community Facilities District 2018-1 IA 2
Exhibit "DD" - Community Facilities District 2018-2
Exhibit "EE" - Community Facilities District 2021-1

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

ATTACHMENT 1

RESOLUTION OF THE CITY OF PERRIS ESTABLISHING ANNUAL SPECIAL TAX FOR FISCAL YEAR 2023-24

RESOLUTION NUMBER XXXX

RESOLUTION OF THE CITY OF PERRIS CITY COUNCIL ACTING AS THE LEGISLATIVE BODY OF THE COMMUNITY FACILITIES DISTRICT NOS. 1-S, 2001-1 IA 1, 2001-1 IA 2, 2001-1 IA 3, 2001-1 IA 4, 2001-1 IA 5, 2001-1 IA 6, 2001-1 IA 7, 2001-2, 2001-3, 2002-1, 2003-1, 2004-1, 2004-2, 2004-3 IA 1, 2004-3 IA 2, 2004-5, 2005-1 IA 3, 2005-1 IA 4, 2005-2, 2005-4, 2006-1, 2006-2, 2007-2, 2014-1 IA1, 2014-1 IA2, 2014-1 IA3, 2018-1 IA1, 2018-1 IA2, 2018-02, AND 2021-1 ESTABLISHING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2023/2024

WHEREAS, the City Council of the City of Perris, California (hereinafter referred to as the "legislative body"), has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a Community Facilities District, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (these Community Facilities Districts shall hereinafter be referred to as "Districts"); and

WHEREAS, this legislative body, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said Community Facilities Districts, and this legislative body is desirous to establish the specific rate of the special tax to be collected for the next fiscal year;

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

Section 1. That the above recitals are true and correct.

Section 2. That the specific rate of the special tax to be collected to pay for the costs and expenses for the next fiscal year 2023/2024 for the referenced Districts are hereby determined and established as set forth in the attached, referenced and incorporated Exhibits "A – EE".

Section 3. That the rate as set forth above does not exceed the amount as previously authorized by Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the Districts and are exempt from the requirements of Section XIII D of the California State Constitution (Proposition 218).

Section 4. That the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following:

- A. Payment of principal of and interest on any outstanding authorized bonded indebtedness;
- B. Necessary replenishment of bond reserve funds or other reserve fund;

- C. Payment of costs and expenses of authorized public facilities and services;
- D. Repayment of advances and loans, if appropriate; and
- E. Payment of District administrative costs.

The proceeds of the special taxes shall be used as set forth above, and shall not be used for any other purpose.

Section 5. The special tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

Section 6. Monies above collected shall be paid into the Community Facilities Districts' funds, including any bond fund and reserve fund.

Section 7. The Auditor of the County is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the special tax, and for the exact rate and amount of said tax, reference is made to the attached Exhibits "A - EE."

Section 8. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

ADOPTED, SIGNED and **APPROVED** this ____ day of _____, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, _____, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the ____ day of _____, 2023, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

ATTACHMENT 2

**PROPOSED SPECIAL TAX LEVY FOR FISCAL
YEAR 2023-24 FOR THE COMMUNITY
FACILITIES DISTRICTS SHOWN AS EXHIBITS**

EXHIBIT "A"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 1-S
SOUTH PERRIS PUBLIC SERVICES CFD
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Maximum Special Tax Rate ⁽¹⁾ | |
|------------------------|-----------------------------|---|--------------|
| | | FY 2022/2023 | FY 2023/2024 |
| 1 – Single Family Unit | Per Unit | \$429.68 | \$438.27 |
| 2 – Multi Family Unit | Per Unit | \$214.84 | \$219.13 |
| 3 – Non Residential | Per Acre | \$1,718.72 | \$1,753.10 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

| Land Use Class | Special Tax Rate Multiplier | FY 2023/2024 | |
|------------------------|-----------------------------|---|---------------------------|
| | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Single Family Unit | Per Unit | \$438.27 | \$438.27 |
| 2 – Multi Family Unit | Per Unit | \$219.13 | \$219.13 |
| 3 – Non Residential | Per Acre | \$1,753.10 | \$1,753.10 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

EXHIBIT “B”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|---|--------------|
| | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | \$1,783.13 | \$1,818.80 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "B"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | FY 2023/2024 | |
|------------------------|------------------------------------|--|----------------------------------|
| | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | \$1,818.80 | \$1,818.80 |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

EXHIBIT "C"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,101 | \$1,456.22 | \$1,485.35 |
| 2 – Residential | Per Unit | 2,101 to 2,400 | \$1,621.16 | \$1,653.59 |
| 3 – Residential | Per Unit | 2,401 to 2,700 | \$1,714.78 | \$1,749.07 |
| 4 – Residential | Per Unit | 2,701 to 3,000 | \$1,867.83 | \$1,905.19 |
| 5 – Residential | Per Unit | Greater than 3,000 | \$2,032.77 | \$2,073.43 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT “C”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,101 | \$1,485.35 | \$1,485.35 |
| 2 – Residential | Per Unit | 2,101 to 2,400 | \$1,653.59 | \$1,653.59 |
| 3 – Residential | Per Unit | 2,401 to 2,700 | \$1,749.07 | \$1,749.07 |
| 4 – Residential | Per Unit | 2,701 to 3,000 | \$1,905.19 | \$1,905.19 |
| 5 – Residential | Per Unit | Greater than 3,000 | \$2,073.43 | \$2,073.43 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

EXHIBIT "D"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 1,501 | \$1,008.95 | \$1,029.13 |
| 2 – Residential | Per Unit | 1,501 to 1,800 | \$1,102.57 | \$1,124.62 |
| 3 – Residential | Per Unit | 1,801 to 2,100 | \$1,255.62 | \$1,280.73 |
| 4 – Residential | Per Unit | 2,101 to 2,400 | \$1,408.67 | \$1,436.85 |
| 5 – Residential | Per Unit | 2,401 to 2,700 | \$1,573.61 | \$1,605.09 |
| 6 – Residential | Per Unit | Greater than 2,700 | \$1,762.33 | \$1,797.58 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "D"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 1,501 | \$1,029.13 | \$1,029.13 |
| 2 – Residential | Per Unit | 1,501 to 1,800 | \$1,124.62 | \$1,124.62 |
| 3 – Residential | Per Unit | 1,801 to 2,100 | \$1,280.73 | \$1,280.73 |
| 4 – Residential | Per Unit | 2,101 to 2,400 | \$1,436.85 | \$1,436.85 |
| 5 – Residential | Per Unit | 2,401 to 2,700 | \$1,605.09 | \$1,605.09 |
| 6 – Residential | Per Unit | Greater than 2,700 | \$1,797.58 | \$1,797.58 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

EXHIBIT “E”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 4
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,823.64 | \$2,880.11 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$3,042.16 | \$3,103.00 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$3,247.83 | \$3,312.78 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$3,443.50 | \$3,512.37 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$3,924.82 | \$4,003.31 |
| 6 – Residential | Per Unit | Greater than 3,000 | \$4,344.72 | \$4,431.61 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "E"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 4
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------------|------------------------------------|---------------------------------------|--|----------------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,880.11 | \$2,880.11 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$3,103.00 | \$3,103.00 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$3,312.78 | \$3,312.78 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$3,512.37 | \$3,512.37 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$4,003.31 | \$4,003.31 |
| 6 – Residential | Per Unit | Greater than 3,000 | \$4,431.61 | \$4,431.61 |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT “F”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 5
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,400 | \$3,939.10 | \$4,017.88 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$4,307.59 | \$4,393.74 |
| 3 – Residential | Per Unit | 2,701 to 3,000 | \$4,307.59 | \$4,393.74 |
| 4 – Residential | Per Unit | 3,001 to 3,300 | \$4,503.26 | \$4,593.32 |
| 5 – Residential | Per Unit | Greater than 3,300 | \$4,828.90 | \$4,925.47 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "F"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 5
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,400 | \$4,017.88 | \$4,017.88 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$4,393.74 | \$4,393.74 |
| 3 – Residential | Per Unit | 2,701 to 3,000 | \$4,393.74 | \$4,393.74 |
| 4 – Residential | Per Unit | 3,001 to 3,300 | \$4,593.32 | \$4,593.32 |
| 5 – Residential | Per Unit | Greater than 3,300 | \$4,925.47 | \$4,925.47 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT "G"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 6
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | 1,900 or less | \$3,226.04 | \$3,290.56 |
| 2 – Residential | Per Unit | 1,901 to 2,200 | \$3,378.12 | \$3,445.69 |
| 3 – Residential | Per Unit | 2,201 to 2,500 | \$3,528.86 | \$3,599.44 |
| 4 – Residential | Per Unit | 2,501 to 2,800 | \$3,738.82 | \$3,813.59 |
| 5 – Residential | Per Unit | 2,801 or greater | \$3,870.71 | \$3,948.13 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

Zone 2

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | 1,900 or less | \$2,660.78 | \$2,713.99 |
| 2 – Residential | Per Unit | 1,901 to 2,200 | \$2,792.67 | \$2,848.53 |
| 3 – Residential | Per Unit | 2,201 to 2,600 | \$2,897.65 | \$2,955.60 |
| 4 – Residential | Per Unit | 2,601 to 2,800 | \$4,068.55 | \$4,149.93 |
| 5 – Residential | Per Unit | 2,801 or greater | \$4,200.45 | \$4,284.46 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

EXHIBIT "G"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 6
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

If additional moneys are needed to satisfy the STR after the first step has been completed, the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of Proposed Special Tax rate listed below.

EXHIBIT "G"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 6
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | 1,900 or less | \$3,290.56 | \$3,290.56 |
| 2 – Residential | Per Unit | 1,901 to 2,200 | \$3,445.69 | \$3,445.69 |
| 3 – Residential | Per Unit | 2,201 to 2,500 | \$3,599.44 | \$3,599.44 |
| 4 – Residential | Per Unit | 2,501 to 2,800 | \$3,813.59 | \$3,813.59 |
| 5 – Residential | Per Unit | 2,801 or greater | \$3,948.13 | \$3,948.13 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

Zone 2

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | 1,900 or less | \$2,713.99 | \$2,713.99 |
| 2 – Residential | Per Unit | 1,901 to 2,200 | \$2,848.53 | \$2,848.53 |
| 3 – Residential | Per Unit | 2,201 to 2,600 | \$2,955.60 | \$2,955.60 |
| 4 – Residential | Per Unit | 2,601 to 2,800 | \$4,149.93 | \$4,149.93 |
| 5 – Residential | Per Unit | 2,801 or greater | \$4,284.46 | \$4,284.46 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

EXHIBIT "H"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 7
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | 1,800 or less | \$2,710.81 | \$2,765.02 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$2,767.94 | \$2,823.30 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$2,990.74 | \$3,050.56 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$3,524.91 | \$3,595.40 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$4,063.36 | \$4,144.62 |
| 6 – Residential | Per Unit | 3,001 or greater | \$4,343.29 | \$4,430.16 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

If additional moneys are needed to satisfy the STR after the first step has been completed, the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of Proposed Special Tax rate listed below.

EXHIBIT "H"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-1, MAY FARMS
IMPROVEMENT AREA NO. 7
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | 1,800 or less | \$2,765.02 | \$2,765.02 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$2,823.30 | \$2,823.30 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$3,050.56 | \$3,050.56 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$3,595.40 | \$3,595.40 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$4,144.62 | \$4,144.62 |
| 6 – Residential | Per Unit | 3,001 or greater | \$4,430.16 | \$4,430.16 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT “I”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-2, VILLAGES OF AVALON
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Residential Floor Area (Sq Ft) | FY 2022/2023 | | FY 2023/2024 | |
|-----------------------------|--------------------------------|--|---|---|---|
| | | Maximum Special Tax Rate Per Unit/Acre | Maximum Public Safety CFD Special Tax Per Unit/Acre | Maximum Special Tax Rate Per Unit/Acre ⁽¹⁾ | Maximum Public Safety CFD Special Tax Per Unit/Acre ⁽¹⁾⁽²⁾ |
| 1 – Residential | Greater than 2,250 | \$2,328.47 | \$371.48 | \$2,375.04 | \$378.91 |
| 2 – Residential | 1,600 to 2,250 | \$2,046.14 | \$371.48 | \$2,087.07 | \$378.91 |
| 3 – Residential | Less than 1,600 | \$1,720.72 | \$371.48 | \$1,755.14 | \$378.91 |
| 4 – Non-Residential (Acres) | N/A | \$13,853.48 | \$1,485.95 | \$14,130.55 | \$1,515.66 |
| 5 – Undeveloped | N/A | \$13,853.48 | N/A | \$14,130.55 | N/A |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Assigned and Public Safety CFD Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year beginning July 1, 2003.
- (2) The CFD Special Tax Rate per unit for Residential Developed Property or per acre for Non-Residential Developed Property is applied as a credit for all Developed Properties in CFD 2001-2, Villages of Avalon.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

EXHIBIT "I"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-2, VILLAGES OF AVALON
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

| Land Use Class | Residential Floor Area (Sq Ft) | FY 2023/2024 | | | |
|-----------------------------|--------------------------------|--|---|--|--|
| | | Maximum Special Tax Rate Per Unit/Acre | Maximum Public Safety CFD Special Tax Per Unit/Acre | Proposed Special Tax Rate Per Unit/Acre ⁽¹⁾ | Proposed Public Safety CFD Special Tax Per Unit/Acre ⁽¹⁾⁽²⁾ |
| 1 – Residential | Greater than 2,250 | \$2,375.04 | \$378.91 | \$2,375.04 | \$378.91 |
| 2 – Residential | 1,600 to 2,250 | \$2,087.07 | \$378.91 | \$2,087.07 | \$378.91 |
| 3 – Residential | Less than 1,600 | \$1,755.14 | \$378.91 | \$1,755.14 | \$378.91 |
| 4 – Non-Residential (Acres) | N/A | \$14,130.55 | \$1,515.66 | \$14,130.55 | \$1,515.66 |
| 5– Undeveloped | N/A | \$14,130.55 | N/A | \$14,130.55 | N/A |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.
- (2) The CFD Special Tax Rate per unit for Residential Developed Property or per acre for Non-Residential Developed Property is applied as a credit for all Developed Properties in CFD 2001-2, Villages of Avalon.

EXHIBIT “J”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-3
NORTH PERRIS PUBLIC SAFETY CFD
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Maximum Special Tax Rate ⁽¹⁾ | |
|------------------------|-----------------------------|---|--------------|
| | | FY 2022/2023 | FY 2023/2024 |
| 1 – Single Family Unit | Per Unit | \$371.48 | \$378.91 |
| 2 – Multi Family Unit | Per Unit | \$74.29 | \$75.78 |
| 3 – Non- Residential | Per Acre | \$1,485.95 | \$1,515.66 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

| Land Use Class | Special Tax Rate Multiplier | FY 2023/2024 | |
|------------------------|-----------------------------|---|---------------------------|
| | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Single Family Unit | Per Unit | \$378.91 | \$378.91 |
| 2 – Multi Family Unit | Per Unit | \$75.78 | \$75.78 |
| 3 – Non- Residential | Per Acre | \$1,515.66 | \$1,515.66 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

EXHIBIT "K"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2002-1, WILLOWBROOK
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,749 | \$2,283.90 | \$2,329.57 |
| 2 – Residential | Per Unit | 2,500 to 2,749 | \$2,065.46 | \$2,106.77 |
| 3 – Residential | Per Unit | 2,250 to 2,499 | \$2,004.54 | \$2,044.63 |
| 4 – Residential | Per Unit | 2,000 to 2,249 | \$1,847.03 | \$1,883.97 |
| 5 – Residential | Per Unit | 1,750 to 1,999 | \$1,786.10 | \$1,821.83 |
| 6 – Residential | Per Unit | 1,500 to 1,749 | \$1,652.37 | \$1,685.42 |
| 7 – Residential | Per Unit | Less than 1,500 | \$1,459.20 | \$1,488.38 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT “K”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2002-1, WILLOWBROOK
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 2,749 | \$2,329.57 | \$2,329.57 |
| 2 – Residential | Per Unit | 2,500 to 2,749 | \$2,106.77 | \$2,106.77 |
| 3 – Residential | Per Unit | 2,250 to 2,499 | \$2,044.63 | \$2,044.63 |
| 4 – Residential | Per Unit | 2,000 to 2,249 | \$1,883.97 | \$1,883.97 |
| 5 – Residential | Per Unit | 1,750 to 1,999 | \$1,821.83 | \$1,821.83 |
| 6 – Residential | Per Unit | 1,500 to 1,749 | \$1,685.42 | \$1,685.42 |
| 7 – Residential | Per Unit | Less than 1,500 | \$1,488.38 | \$1,488.38 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2003.

EXHIBIT "L"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2003-1, CHAPARRAL RIDGE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,400 | \$2,324.70 | \$2,371.20 |
| 2 – Residential | Per Unit | 2,400 to 2,599 | \$2,499.88 | \$2,549.88 |
| 3 – Residential | Per Unit | 2,600 to 2,799 | \$2,596.32 | \$2,648.25 |
| 4 – Residential | Per Unit | Greater than 2,799 | \$2,693.93 | \$2,747.81 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2004.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "L"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2003-1, CHAPARRAL RIDGE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,400 | \$2,371.20 | \$2,371.20 |
| 2 – Residential | Per Unit | 2,400 to 2,599 | \$2,549.88 | \$2,549.88 |
| 3 – Residential | Per Unit | 2,600 to 2,799 | \$2,648.25 | \$2,648.25 |
| 4 – Residential | Per Unit | Greater than 2,799 | \$2,747.81 | \$2,747.81 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2004.

EXHIBIT "M"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-1, AMBER OAKS
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,000 | \$2,478.00 | \$2,527.56 |
| 2 – Residential | Per Unit | 1,500 to 2,000 | \$2,269.48 | \$2,314.87 |
| 3 – Residential | Per Unit | Less than 1,500 | \$2,100.95 | \$2,142.96 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "M"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-1, AMBER OAKS
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 2,000 | \$2,527.56 | \$2,527.56 |
| 2 – Residential | Per Unit | 1,500 to 2,000 | \$2,314.87 | \$2,314.87 |
| 3 – Residential | Per Unit | Less than 1,500 | \$2,142.96 | \$2,142.96 |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT “N”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-2
CORMAN LEIGH COMMUNITIES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,749 | \$2,872.34 | \$2,929.79 |
| 2 – Residential | Per Unit | 2,500 to 2,749 | \$2,588.45 | \$2,640.22 |
| 3 – Residential | Per Unit | 2,250 to 2,499 | \$2,446.50 | \$2,495.43 |
| 4 – Residential | Per Unit | 2,000 to 2,249 | \$2,304.54 | \$2,350.63 |
| 5 – Residential | Per Unit | 1,750 to 1,999 | \$2,148.39 | \$2,191.36 |
| 6 – Residential | Per Unit | Less than 1,750 | \$1,963.85 | \$2,003.12 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "N"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-2
CORMAN LEIGH COMMUNITIES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 2,749 | \$2,929.79 | \$2,929.79 |
| 2 – Residential | Per Unit | 2,500 to 2,749 | \$2,640.22 | \$2,640.22 |
| 3 – Residential | Per Unit | 2,250 to 2,499 | \$2,495.43 | \$2,495.43 |
| 4 – Residential | Per Unit | 2,000 to 2,249 | \$2,350.63 | \$2,350.63 |
| 5 – Residential | Per Unit | 1,750 to 1,999 | \$2,191.36 | \$2,191.36 |
| 6 – Residential | Per Unit | Less than 1,750 | \$2,003.12 | \$2,003.12 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT "O"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-3, MONUMENT RANCH
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,172.36 | \$2,215.80 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$2,346.60 | \$2,393.54 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$2,522.28 | \$2,572.72 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$2,975.03 | \$3,034.53 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$3,263.54 | \$3,328.81 |
| 6 – Residential | Per Unit | 3,001 to 3,300 | \$3,380.65 | \$3,448.27 |
| 7 – Residential | Per Unit | Greater than 3,300 | \$3,846.26 | \$3,923.19 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "O"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-3, MONUMENT RANCH
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,215.80 | \$2,215.80 |
| 2 – Residential | Per Unit | 1,801 to 2,100 | \$2,393.54 | \$2,393.54 |
| 3 – Residential | Per Unit | 2,101 to 2,400 | \$2,572.72 | \$2,572.72 |
| 4 – Residential | Per Unit | 2,401 to 2,700 | \$3,034.53 | \$3,034.53 |
| 5 – Residential | Per Unit | 2,701 to 3,000 | \$3,328.81 | \$3,328.81 |
| 6 – Residential | Per Unit | 3,001 to 3,300 | \$3,448.27 | \$3,448.27 |
| 7 – Residential | Per Unit | Greater than 3,300 | \$3,923.19 | \$3,923.19 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT “P”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-3, MONUMENT RANCH
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|---------------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,401 | \$2,666.53 | \$2,719.86 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$2,899.33 | \$2,957.32 |
| 3 – Residential | Per Unit | 2,701 to 3,000 | \$3,075.01 | \$3,136.51 |
| 4 – Residential | Per Unit | 3,001 to 3,300 | \$3,307.81 | \$3,373.97 |
| 5 – Residential | Per Unit | Greater than 3,300 | \$3,846.26 | \$3,923.19 |
| 6 – Non Residential | Per Acre | N/A | \$17,857.36 | \$18,214.51 |
| 7 – Undeveloped | Per Acre | N/A | \$17,857.36 | \$18,214.51 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "P"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-3, MONUMENT RANCH
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|---------------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,401 | \$2,719.86 | \$2,719.86 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$2,957.32 | \$2,957.32 |
| 3 – Residential | Per Unit | 2,701 to 3,000 | \$3,136.51 | \$3,136.51 |
| 4 – Residential | Per Unit | 3,001 to 3,300 | \$3,373.97 | \$3,373.97 |
| 5 – Residential | Per Unit | Greater than 3,300 | \$3,923.19 | \$3,923.19 |
| 6 – Non Residential | Per Acre | N/A | \$18,214.51 | \$18,214.51 |
| 7 – Undeveloped | Per Acre | N/A | \$18,214.51 | \$18,214.51 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2005.

EXHIBIT “Q”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-5, AMBER OAKS II
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,199 | \$2,098.96 | \$2,140.94 |
| 2 – Residential | Per Unit | 1,800 to 2,199 | \$2,030.35 | \$2,070.95 |
| 3 – Residential | Per Unit | 1,501 to 1,799 | \$1,894.52 | \$1,932.41 |
| 4 – Residential | Per Unit | Less than 1,501 | \$1,688.69 | \$1,722.46 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "Q"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2004-5, AMBER OAKS II
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 2,199 | \$2,140.94 | \$2,140.94 |
| 2 – Residential | Per Unit | 1,800 to 2,199 | \$2,070.95 | \$2,070.95 |
| 3 – Residential | Per Unit | 1,501 to 1,799 | \$1,932.41 | \$1,932.41 |
| 4 – Residential | Per Unit | Less than 1,501 | \$1,722.46 | \$1,722.46 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

EXHIBIT "R"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-1, PERRIS VALLEY VISTAS
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,201 | \$2,729.42 | \$2,784.00 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$2,990.51 | \$3,050.32 |
| 3 – Residential | Per Unit | 2,401 to 2,600 | \$3,317.56 | \$3,383.91 |
| 4 – Residential | Per Unit | 2,601 to 2,800 | \$3,383.51 | \$3,451.18 |
| 5 – Residential | Per Unit | 2,801 to 3,000 | \$3,578.66 | \$3,650.23 |
| 6 – Residential | Per Unit | 3,001 to 3,200 | \$3,670.18 | \$3,743.58 |
| 7 – Residential | Per Unit | Greater than 3,200 | \$3,880.13 | \$3,957.74 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

If additional moneys are needed to satisfy the STR after the first step has been completed, the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of Proposed Special Tax rate listed below.

EXHIBIT "R"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-1, PERRIS VALLEY VISTAS
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,201 | \$2,784.00 | \$2,784.00 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$3,050.32 | \$3,050.32 |
| 3 – Residential | Per Unit | 2,401 to 2,600 | \$3,383.91 | \$3,383.91 |
| 4 – Residential | Per Unit | 2,601 to 2,800 | \$3,451.18 | \$3,451.18 |
| 5 – Residential | Per Unit | 2,801 to 3,000 | \$3,650.23 | \$3,650.23 |
| 6 – Residential | Per Unit | 3,001 to 3,200 | \$3,743.58 | \$3,743.58 |
| 7 – Residential | Per Unit | Greater than 3,200 | \$3,957.74 | \$3,957.74 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

EXHIBIT "S"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-1, PERRIS VALLEY VISTAS
IMPROVEMENT AREA NO. 4
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,500 | \$3,290.64 | \$3,356.46 |
| 2 – Residential | Per Unit | 2,500 to 2,800 | \$3,698.44 | \$3,772.41 |
| 3 – Residential | Per Unit | 2,801 to 3,100 | \$3,882.83 | \$3,960.48 |
| 4 – Residential | Per Unit | 3,101 to 3,400 | \$4,145.27 | \$4,228.17 |
| 5 – Residential | Per Unit | Greater than 3,400 | \$4,355.22 | \$4,442.33 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "S"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-1, PERRIS VALLEY VISTAS
IMPROVEMENT AREA NO. 4
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,500 | \$3,356.46 | \$3,356.46 |
| 2 – Residential | Per Unit | 2,500 to 2,800 | \$3,772.41 | \$3,772.41 |
| 3 – Residential | Per Unit | 2,801 to 3,100 | \$3,960.48 | \$3,960.48 |
| 4 – Residential | Per Unit | 3,101 to 3,400 | \$4,228.17 | \$4,228.17 |
| 5 – Residential | Per Unit | Greater than 3,400 | \$4,442.33 | \$4,442.33 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

EXHIBIT "T"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-2, HARMONY GROVE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

Zone A

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,800 | \$2,608.64 | \$2,660.82 |
| 2 – Residential | Per Unit | 2,800 to 2,999 | \$2,856.49 | \$2,913.62 |
| 3 – Residential | Per Unit | 3,000 to 3,199 | \$3,144.94 | \$3,207.84 |
| 4 – Residential | Per Unit | 3,200 to 3,399 | \$3,338.17 | \$3,404.93 |
| 5 – Residential | Per Unit | Greater than 3,399 | \$3,612.62 | \$3,684.87 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

Zone B

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 3,200 | \$4,025.69 | \$4,106.20 |
| 2 – Residential | Per Unit | 3,200 to 3,399 | \$4,231.52 | \$4,316.16 |
| 3 – Residential | Per Unit | 3,400 to 3,799 | \$4,370.15 | \$4,457.55 |
| 4 – Residential | Per Unit | 3,800 to 3,999 | \$4,713.21 | \$4,807.47 |
| 5 – Residential | Per Unit | Greater than 3,999 | \$4,989.06 | \$5,088.84 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit

enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding

EXHIBIT "T"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-2, HARMONY GROVE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

Zone A

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,800 | \$2,660.82 | \$2,660.82 |
| 2 – Residential | Per Unit | 2,800 to 2,999 | \$2,913.62 | \$2,913.62 |
| 3 – Residential | Per Unit | 3,000 to 3,199 | \$3,207.84 | \$3,207.84 |
| 4 – Residential | Per Unit | 3,200 to 3,399 | \$3,404.93 | \$3,404.93 |
| 5 – Residential | Per Unit | Greater than 3,399 | \$3,684.87 | \$3,684.87 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

Zone B

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 3,200 | \$4,106.20 | \$4,106.20 |
| 2 – Residential | Per Unit | 3,200 to 3,399 | \$4,316.16 | \$4,316.16 |
| 3 – Residential | Per Unit | 3,400 to 3,799 | \$4,457.55 | \$4,457.55 |
| 4 – Residential | Per Unit | 3,800 to 3,999 | \$4,807.47 | \$4,807.47 |
| 5 – Residential | Per Unit | Greater than 3,999 | \$5,088.84 | \$5,088.84 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2006.

EXHIBIT “U”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-4, STRATFORD RANCH
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|---------------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,176 | \$2,940.50 | \$2,999.31 |
| 2 – Residential | Per Unit | 2,176 to 2,475 | \$3,422.35 | \$3,490.80 |
| 3 – Residential | Per Unit | 2,476 to 2,775 | \$3,458.04 | \$3,527.20 |
| 4 – Residential | Per Unit | 2,776 to 3,075 | \$3,639.25 | \$3,712.04 |
| 5 – Residential | Per Unit | 3,076 to 3,375 | \$3,879.49 | \$3,957.08 |
| 6 – Residential | Per Unit | Greater than 3,375 | \$4,685.31 | \$4,779.02 |
| 7 – Non-Residential | Per Acre | N/A | \$21,532.14 | \$21,962.78 |
| 8 – Undeveloped | Per Acre | N/A | \$21,532.14 | \$21,962.78 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "U"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2005-4, STRATFORD RANCH
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

If additional moneys are needed to satisfy the STR after the first step has been completed, the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of Proposed Special Tax rate listed below.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|---------------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,176 | \$2,999.31 | \$2,999.31 |
| 2 – Residential | Per Unit | 2,176 to 2,475 | \$3,490.80 | \$3,490.80 |
| 3 – Residential | Per Unit | 2,476 to 2,775 | \$3,527.20 | \$3,527.20 |
| 4 – Residential | Per Unit | 2,776 to 3,075 | \$3,712.04 | \$3,712.04 |
| 5 – Residential | Per Unit | 3,076 to 3,375 | \$3,957.08 | \$3,957.08 |
| 6 – Residential | Per Unit | Greater than 3,375 | \$4,779.02 | \$4,779.02 |
| 7 – Non-Residential | Per Acre | N/A | \$21,962.78 | \$21,962.78 |
| 8 – Undeveloped | Per Acre | N/A | \$21,962.78 | \$21,962.78 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

EXHIBIT “V”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2006-1, MERITAGE HOMES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,300 | \$3,368.81 | \$3,436.19 |
| 2 – Residential | Per Unit | 2,300 to 2,600 | \$3,548.65 | \$3,619.62 |
| 3 – Residential | Per Unit | Greater than 2,600 | \$3,716.13 | \$3,790.45 |
| 4 – Undeveloped | Per Acre | N/A | \$23,348.33 | \$23,815.30 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

If additional moneys are needed to satisfy the STR after the first step has been completed, the Special Tax shall be levied on each Assessor's Parcel of Undeveloped Property up to 100% of Proposed Special Tax rate listed below.

EXHIBIT “V”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2006-1, MERITAGE HOMES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,300 | \$3,436.19 | \$3,436.19 |
| 2 – Residential | Per Unit | 2,300 to 2,600 | \$3,619.62 | \$3,619.62 |
| 3 – Residential | Per Unit | Greater than 2,600 | \$3,790.45 | \$3,790.45 |
| 4 – Undeveloped | Per Acre | N/A | \$23,815.30 | \$23,815.30 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2007.

EXHIBIT "W"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2006-2
MONUMENT PARK ESTATES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,845.16 | \$2,902.06 |
| 2 – Residential | Per Unit | 1,801 to 2,000 | \$3,106.26 | \$3,168.38 |
| 3 – Residential | Per Unit | 2,001 to 2,200 | \$3,316.21 | \$3,382.54 |
| 4 – Residential | Per Unit | 2,201 to 2,400 | \$3,446.76 | \$3,515.70 |
| 5 – Residential | Per Unit | 2,401 to 2,600 | \$3,577.31 | \$3,648.86 |
| 6 – Residential | Per Unit | Greater than 2,600 | \$3,799.38 | \$3,875.37 |
| 7 – Undeveloped | Per Acre | N/A | \$20,011.71 | \$20,411.95 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "W"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2006-2
MONUMENT PARK ESTATES
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 1,801 | \$2,902.06 | \$2,902.06 |
| 2 – Residential | Per Unit | 1,801 to 2,000 | \$3,168.38 | \$3,168.38 |
| 3 – Residential | Per Unit | 2,001 to 2,200 | \$3,382.54 | \$3,382.54 |
| 4 – Residential | Per Unit | 2,201 to 2,400 | \$3,515.70 | \$3,515.70 |
| 5 – Residential | Per Unit | 2,401 to 2,600 | \$3,648.86 | \$3,648.86 |
| 6 – Residential | Per Unit | Greater than 2,600 | \$3,875.37 | \$3,875.37 |
| 7 – Undeveloped | Per Acre | N/A | \$20,411.95 | \$20,411.95 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2008.

EXHIBIT "X"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2007-2, PACIFIC HERITAGE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,200 | \$2,552.20 | \$2,603.24 |
| 2 – Residential | Per Unit | 2,200 to 2,499 | \$2,663.63 | \$2,716.90 |
| 3 – Residential | Per Unit | 2,500 to 2,799 | \$2,886.48 | \$2,944.21 |
| 4 – Residential | Per Unit | 2,800 to 3,099 | \$3,112.52 | \$3,174.77 |
| 5 – Residential | Per Unit | 3,100 to 3,399 | \$3,154.97 | \$3,218.07 |
| 6 – Residential | Per Unit | 3,400 to 3,699 | \$3,496.68 | \$3,566.61 |
| 7 – Residential | Per Unit | 3,700 and Greater | \$3,671.77 | \$3,745.21 |
| 8 – Undeveloped | Per Acre | N/A | \$21,779.17 | \$22,214.75 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2020.

Zone 2

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Less than 2,200 | \$2,224.29 | \$2,268.77 |
| 2 – Residential | Per Unit | 2,200 to 2,499 | \$2,456.69 | \$2,505.83 |
| 3 – Residential | Per Unit | 2,500 to 2,799 | \$2,776.12 | \$2,831.64 |
| 4 – Residential | Per Unit | 2,800 to 3,099 | \$2,921.50 | \$2,979.93 |
| 5 – Residential | Per Unit | 3,100 to 3,399 | \$3,056.27 | \$3,117.40 |
| 6 – Residential | Per Unit | 3,400 to 3,699 | \$3,152.84 | \$3,215.90 |
| 7 – Residential | Per Unit | 3,700 and Greater | \$3,221.82 | \$3,286.26 |
| 8 – Undeveloped | Per Acre | N/A | \$21,779.17 | \$22,214.75 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2020.

EXHIBIT "X"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2007-2, PACIFIC HERITAGE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor's Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,200 | \$2,603.24 | \$2,603.24 |
| 2 – Residential | Per Unit | 2,200 to 2,499 | \$2,716.90 | \$2,716.90 |
| 3 – Residential | Per Unit | 2,500 to 2,799 | \$2,944.21 | \$2,944.21 |
| 4 – Residential | Per Unit | 2,800 to 3,099 | \$3,174.77 | \$3,174.77 |
| 5 – Residential | Per Unit | 3,100 to 3,399 | \$3,218.07 | \$3,218.07 |
| 6 – Residential | Per Unit | 3,400 to 3,699 | \$3,566.61 | \$3,566.61 |
| 7 – Residential | Per Unit | 3,700 and Greater | \$3,745.21 | \$3,745.21 |
| 8 – Undeveloped | Per Acre | N/A | \$22,214.75 | \$22,214.75 |

⁽¹⁾ In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2020.

Zone 2

EXHIBIT "X"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2007-2, PACIFIC HERITAGE
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Less than 2,200 | \$2,268.77 | \$2,268.77 |
| 2 – Residential | Per Unit | 2,200 to 2,499 | \$2,505.83 | \$2,505.83 |
| 3 – Residential | Per Unit | 2,500 to 2,799 | \$2,831.64 | \$2,831.64 |
| 4 – Residential | Per Unit | 2,800 to 3,099 | \$2,979.93 | \$2,979.93 |
| 5 – Residential | Per Unit | 3,100 to 3,399 | \$3,117.40 | \$3,117.40 |
| 6 – Residential | Per Unit | 3,400 to 3,699 | \$3,215.90 | \$3,215.90 |
| 7 – Residential | Per Unit | 3,700 and Greater | \$3,286.26 | \$3,286.26 |
| 8 – Undeveloped | Per Acre | N/A | \$22,214.75 | \$22,214.75 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2020.

EXHIBIT “Y”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|------------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 3,150 | \$1,965.40 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,749.44 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,706.94 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,572.55 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,500.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,385.31 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,270.44 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,113.07 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$921.24 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$9,143.53 | \$9,326.40 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT ‘Y’

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|------------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 3,150 | \$2,004.70 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,784.43 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,741.08 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,604.00 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,530.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,413.02 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,295.85 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,135.33 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$939.67 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$9,326.40 | \$9,326.40 |

- (1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

EXHIBIT “Z”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|------------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 3,150 | \$1,965.40 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,749.44 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,706.94 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,572.55 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,500.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,385.31 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,270.44 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,113.07 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$921.24 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$9,112.52 | \$9,294.77 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "Z"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|------------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 3,150 | \$2,004.70 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,784.43 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,741.08 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,604.00 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,530.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,413.02 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,295.85 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,135.33 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$939.67 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$9,294.77 | \$9,294.77 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

EXHIBIT “AA”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate ⁽¹⁾ | |
|------------------|-----------------------------|--------------------------------|---|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 3,150 | \$1,965.40 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,749.44 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,706.94 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,572.55 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,500.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,385.31 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,270.44 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,113.07 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$921.24 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$8,835.69 | \$9,012.40 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous fiscal year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "AA"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2014-1, AVELINA
IMPROVEMENT AREA NO. 3
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|------------------|-----------------------------|--------------------------------|---|---------------------------|
| | | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 3,150 | \$2,004.70 | \$2,004.70 |
| 2 – Residential | Per Unit | 2,951 to 3,150 | \$1,784.43 | \$1,784.43 |
| 3 – Residential | Per Unit | 2,751 to 2,950 | \$1,741.08 | \$1,741.08 |
| 4 – Residential | Per Unit | 2,551 to 2,750 | \$1,604.00 | \$1,604.00 |
| 5 – Residential | Per Unit | 2,351 to 2,550 | \$1,530.18 | \$1,530.18 |
| 6 – Residential | Per Unit | 2,151 to 2,350 | \$1,413.02 | \$1,413.02 |
| 7 – Residential | Per Unit | 1,951 to 2,150 | \$1,295.85 | \$1,295.85 |
| 8 – Residential | Per Unit | 1,751 to 1,950 | \$1,135.33 | \$1,135.33 |
| 9 – Residential | Per Unit | Less than 1,750 | \$939.67 | \$939.67 |
| 10 – Undeveloped | Per Acre | N/A | \$9,012.40 | \$9,012.40 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2016.

EXHIBIT “BB”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2018-1, GREEN VALLEY-WEST ELM
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate | |
|------------------|-----------------------------|--------------------------------|--------------------------|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,700 | \$1,838.00 | \$1,838.00 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$1,635.00 | \$1,635.00 |
| 3 – Residential | Per Unit | 2,201 to 2,400 | \$1,486.00 | \$1,486.00 |
| 4 – Residential | Per Unit | 1,701 to 2,200 | \$1,211.00 | \$1,211.00 |
| 5 – Residential | Per Unit | Less than 1,700 | \$1,093.00 | \$1,093.00 |
| 10 – Undeveloped | Per Acre | N/A | \$9,786.00 | \$9,786.00 |

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the Annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the Special Tax Requirement is defined as the amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|----------------|-----------------------------|--------------------------------|-----------------|---------------------------|
| | | | Maximum Special | Proposed Special Tax Rate |

EXHIBIT "BB"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2018-1, GREEN VALLEY-WEST ELM
IMPROVEMENT AREA NO. 1
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| | | | Tax Rate | |
|------------------|----------|--------------------|-----------------|------------|
| 1 – Residential | Per Unit | Greater than 2,700 | \$1,838.00 | \$1,838.00 |
| 2 – Residential | Per Unit | 2,401 to 2,700 | \$1,635.00 | \$1,635.00 |
| 3 – Residential | Per Unit | 2,201 to 2,400 | \$1,486.00 | \$1,486.00 |
| 4 – Residential | Per Unit | 1,701 to 2,200 | \$1,211.00 | \$1,211.00 |
| 5 – Residential | Per Unit | Less than 1,700 | \$1,093.00 | \$1,093.00 |
| 10 – Undeveloped | Per Acre | N/A | \$9,786.00 | \$9,786.00 |

EXHIBIT “CC”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2018-1, GREEN VALLEY-WEST ELM
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Special Tax Rate | |
|------------------|-----------------------------|--------------------------------|--------------------------|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | Greater than 2,400 | \$1,756.00 | \$1,756.00 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$1,551.00 | \$1,551.00 |
| 3 – Residential | Per Unit | 2,001 to 2,200 | \$1,409.00 | \$1,409.00 |
| 4 – Residential | Per Unit | Less than 2,000 | \$1,180.00 | \$1,180.00 |
| 10 – Undeveloped | Per Acre | N/A | \$9,985.00 | \$9,985.00 |

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the Special Tax Requirement is defined as the amount required in any fiscal year to: (i) pay Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

EXHIBIT "CC"

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2018-1, GREEN VALLEY-WEST ELM
IMPROVEMENT AREA NO. 2
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------------|------------------------------------|---------------------------------------|---------------------------------|----------------------------------|
| | | | Maximum Special Tax Rate | Proposed Special Tax Rate |
| 1 – Residential | Per Unit | Greater than 2,400 | \$1,756.00 | \$1,756.00 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$1,551.00 | \$1,551.00 |
| 3 – Residential | Per Unit | 2,001 to 2,200 | \$1,409.00 | \$1,409.00 |
| 4 – Residential | Per Unit | Less than 2,000 | \$1,180.00 | \$1,180.00 |
| 10 – Undeveloped | Per Acre | N/A | \$9,985.00 | \$9,985.00 |

EXHIBIT “DD”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2018-02, PUBLIC SERVICES DISTRICT
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes the Maximum Special Tax Rate for Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to the Fiscal Year 2022/2023 Maximum Special Tax Rate.

| Land Use | Special Tax Rate Multiplier | FY 2022/2023 | FY 2023/2024 | Greater of CPI or 2% |
|------------------|-----------------------------|---|---|----------------------|
| | | Maximum Special Tax Rate ⁽¹⁾ | Maximum Special Tax Rate ⁽¹⁾ | |
| Taxable Property | Per Thousand Square Footage | \$21.06 | \$22.89 | 8.70% |

- (1) In accordance with the Rate and Method of Apportionment, on each July 1, commencing on July 1, 2019, the Maximum Special Tax for Taxable Property shall be increased annually by the greater of the change in the Consumer Price Index during the twelve (12) months prior to December of the previous Fiscal Year, or two percent (2.00%).

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate.

| Land Use | Special Tax Rate Multiplier | FY 2023/2024 | |
|------------------|-----------------------------|---|---------------------------|
| | | Maximum Special Tax Rate ⁽¹⁾ | Proposed Special Tax Rate |
| Taxable Property | Per Thousand Square Footage | \$22.89 | \$22.89 |

- (1) In accordance with the Rate and Method of Apportionment, , on each July 1, commencing on July 1, 2019, the Maximum Special Tax for Taxable Property shall be increased annually by the greater of the change in the Consumer Price Index during the twelve (12) months prior to December of the previous Fiscal Year, or two percent (2.00%).

EXHIBIT “EE”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2021-1, AVION POINTE/ACACIA
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

1. Maximum Special Tax Progression

The following table summarizes each land use classification according to its square footage as well as the Fiscal Year 2023/2024 Maximum Special Tax Rate as compared to Fiscal Year 2022/2023 Maximum Special Tax Rate.

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Assigned Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|--|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | 2,399 or Greater | \$2,105.28 | \$2,147.38 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$2,036.94 | \$2,077.67 |
| 3 – Residential | Per Unit | 2,200 or Less | \$1,968.60 | \$2,007.97 |
| 4 – Undeveloped | Per Acre | N/A | \$11,839.14 | \$12,075.92 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Assigned Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2022.

Zone 2

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | Maximum Assigned Special Tax Rate ⁽¹⁾ | |
|-----------------|-----------------------------|--------------------------------|--|--------------|
| | | | FY 2022/2023 | FY 2023/2024 |
| 1 – Residential | Per Unit | 2,399 or Greater | \$2,494.92 | \$2,544.81 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$2,418.42 | \$2,466.78 |
| 3 – Residential | Per Unit | 2,200 or Less | \$2,340.90 | \$2,387.71 |
| 8 – Undeveloped | Per Acre | N/A | \$17,451.18 | \$17,800.20 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Assigned Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2022.

EXHIBIT “EE”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2021-1, AVION POINTE/ACACIA
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

2. Proposed Special Tax Rate

The following table summarizes the percent of the Fiscal Year 2023/2024 Proposed Special Tax Rate to the Fiscal Year 2023/2024 Maximum Special Tax Rate according to each land use classification.

For Fiscal Year 2023/2024, the annual Special Tax Requirement (STR) will be determined.

In accordance with the Rate and Method of Apportionment, the STR is defined as that amount required in any fiscal year to: (i) pay regularly Scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property, and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

Upon determination of the STR, the Annual Special Tax shall be levied to satisfy the STR proportionately on each Assessor’s Parcel of Developed Property up to 100% of the Proposed Special Tax rate listed below.

Zone 1

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|--|------------------------------------|
| | | | Maximum Assigned Special Tax Rate ⁽¹⁾ | Proposed Assigned Special Tax Rate |
| 1 – Residential | Per Unit | 2,399 or Greater | \$2,147.38 | \$2,147.38 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$2,077.67 | \$2,077.67 |
| 3 – Residential | Per Unit | 2,200 or Less | \$2,007.97 | \$2,007.97 |
| 4 – Undeveloped | Per Acre | N/A | \$12,075.92 | \$12,075.92 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Assigned Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2022.

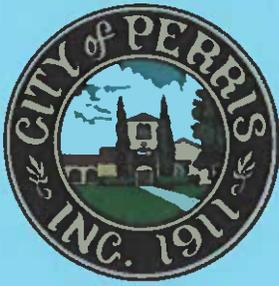
EXHIBIT “EE”

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2021-1, AVION POINTE/ACACIA
FISCAL YEAR 2023/2024 PROPOSED SPECIAL TAX LEVY**

Zone 2

| Land Use Class | Special Tax Rate Multiplier | Residential Floor Area (Sq Ft) | FY 2023/2024 | |
|-----------------|-----------------------------|--------------------------------|--|------------------------------------|
| | | | Maximum Assigned Special Tax Rate ⁽¹⁾ | Proposed Assigned Special Tax Rate |
| 1 – Residential | Per Unit | 2,399 or Greater | \$2,544.81 | \$2,544.81 |
| 2 – Residential | Per Unit | 2,201 to 2,400 | \$2,466.78 | \$2,466.78 |
| 3 – Residential | Per Unit | 2,200 or Less | \$2,387.71 | \$2,387.71 |
| 4 – Undeveloped | Per Acre | N/A | \$17,800.20 | \$17,800.20 |

(1) In accordance with the Rate and Method of Apportionment, the Maximum Assigned Special Tax Rate shall be increased by an amount equal to two percent (2%) of the amount in effect for the previous fiscal year beginning July 1, 2022.



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

10.K.

MEETING DATE:

May 30, 2023

SUBJECT:

Resolutions declaring intent to form Proposed Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (the "CFD") and authorize future bonded indebtedness in the amount not to exceed \$25,000,000. The CFD is intended to be developed into Perris North and Perris South. Perris North is located to the north of Ellis Ave. and east of Redlands Ave. and Perris South is located south of Mapes Rd. and east of South A St.

REQUESTED ACTION:

That the City of Perris (the "City") adopt the following resolution, respectively:

1. RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS
2. RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$25,000,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS

CONTACT:

Matthew Schenk, Director of Finance

BACKGROUND/DISCUSSION:

The City has received a petition (including consent and waiver) (the "Petition") from IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center L.P., a Delaware limited partnership (collectively, "Property Owners"), who are wholly-owned subsidiaries of IDI Logistics, LLC, a Delaware limited liability company (the "Developer"), to create a community facilities district for the development of approximately six industrial buildings, totaling approximately 6,033,403 square feet. The proposed community facilities district will be designated

as “Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris”. The CFD is intended to be developed into Perris North and Perris South. Perris North is located to the north of Ellis Ave. and east of Redlands Ave. and Perris South is located south of Mapes Rd. and east of South A St.

The CFD is planned to consist of approximately six industrial buildings expected to total approximately 6,033,403 square feet. The Petition authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for the CFD. In the Petition, the Property Owners waive certain requirements of the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”) for establishing the CFD, including notices and time periods for conducting proceedings.

Community facilities district financing is a commonly used method of financing infrastructure and services for new development in California. Generally referred to as “Mello-Roos,” this land-secured financing permits the local agency (i.e., the City) to issue bonds to pay for the facilities and infrastructure costs and services of local development. Debt service on the bonds is paid from special taxes levied on real property within the CFD boundary.

FORMATION PROCESS

The proposed CFD will meet all requirements of the City’s adopted local goals and policies. The term of the CFD will be for 50 fiscal years commencing in Fiscal Year 2023-24. The CFD will finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the “Facilities”), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the “Incidental Expenses”). The proceedings to consider the establishment of the CFD will be initiated by the adoption of the two resolutions discussed below.

1. Adopt the Resolution of Intention to establish CFD No. 2022-2 and to authorize the levy of a special tax within CFD No. 2022-2. This resolution does the following: (a) accepts the petition filed by the Property Owners with respect to the CFD; (b) describes the territory of the boundaries of the CFD; (c) describes the types of facilities and services that will be financed with the special taxes and proceeds of bonds; (d) describes the rate and method of apportionment of the special taxes to be levied in the CFD; (e) calls a public hearing to be held on July 25, 2023; and (f) describes the proposed voting procedures for the CFD.
2. Adopt the Resolution of Intention to incur bonded indebtedness of CFD No. 2022-2. This resolution states the not-to-exceed amounts for bonds to be issued by the CFD and declares that the special taxes to be levied within the CFD are to be used for direct payment of facilities, as well as the payment of the debt service on the bonds of the CFD. The resolution also calls a public hearing for July 25, 2023.

CONCLUSION AND NEXT STEPS

Adopting the attached resolutions of intention is the first step to establish the CFD, authorize special taxes and incur a bonded indebtedness. The formation of the CFD will occur after the public hearing, scheduled for July 25, 2023. At that hearing, the Council will be presented with information regarding the CFD, the special taxes, and public facilities and services. The public

will also have the opportunity to comment on the CFD. After the conclusion of the public hearing, the Council may take the following actions:

1. Adopt a resolution establishing the CFD
2. Call a special election
3. Conduct the election
4. Adopt a resolution declaring the results of the election
5. Introduce for first reading an ordinance authorizing the levy of special taxes

The adoption of the two resolutions of intention under consideration this evening will not commit the City Council to establish the CFD nor authorize the levy of special taxes or the issuance of bonds. The City Council may establish the CFD only after conducting the public hearing and election. Following the public hearing, the proposed schedule to complete the formation of the CFD is as follows:

- August 29, 2023: Second reading of ordinance authorizing special tax levy
- September 29, 2023: Special Tax Ordinance becomes effective

The resolutions and related documents have been prepared and reviewed by the City's finance team, which includes bond counsel, municipal advisor, and special tax consultant.

FISCAL IMPACT

The recommended action carries no immediate fiscal impact on the City. The formation of the CFD will occur after the public hearing, scheduled for July 25, 2023.

BUDGET (or FISCAL) IMPACT: None. Costs will be paid out of the Developer Deposit received to pay for CFD formation costs pursuant to the Deposit and Reimbursement Agreement approved on April 12, 2022.

Prepared by: Matthew Schenk, Director of Finance

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Vicinity Map
2. Property Owners' Petition to create Community Facilities District (Including Consent and Waiver)

3. Resolution of Intention to establish CFD No. 2022-2 and authorize the levy of a special tax within CFD No. 2022-2
4. Resolution to Incur Bonded Indebtedness

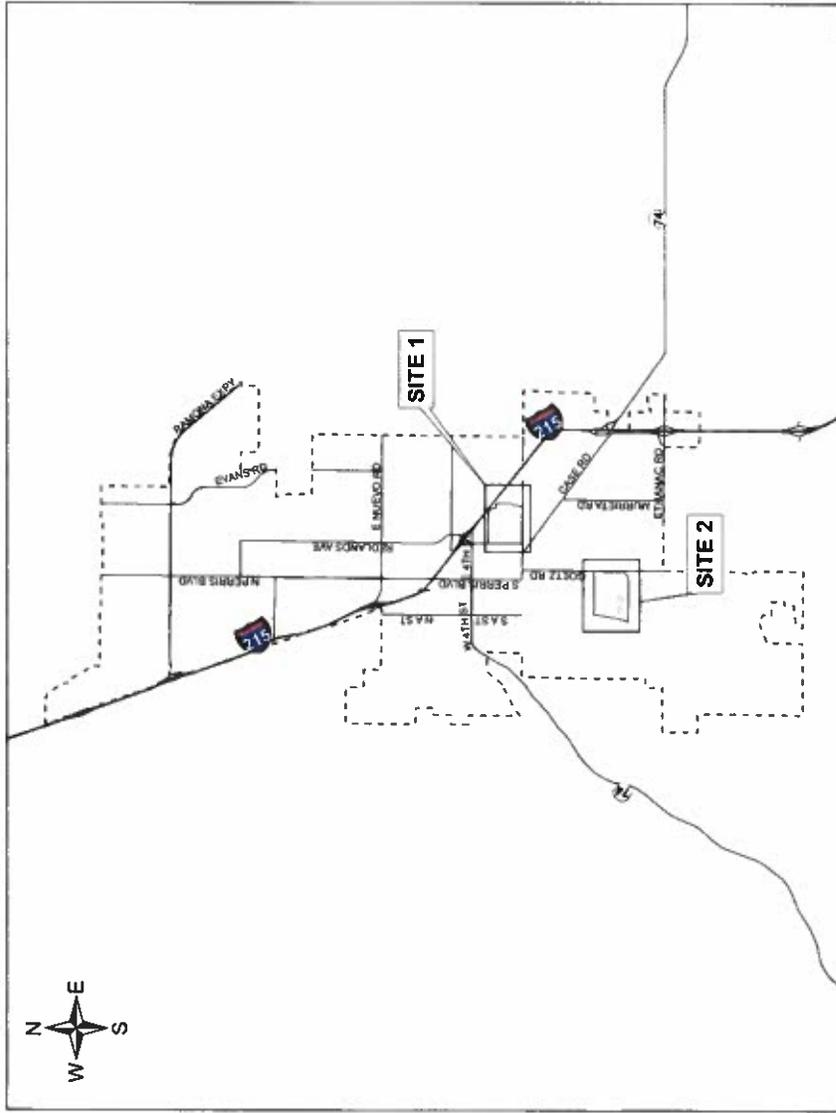
Consent: X
Public Hearing:
Business Item:
Presentation:
Other:

ATTACHMENT 1

Vicinity Map

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER), CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF PERRIS

FILED THIS _____ DAY OF _____, 20____, AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THE SAME AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

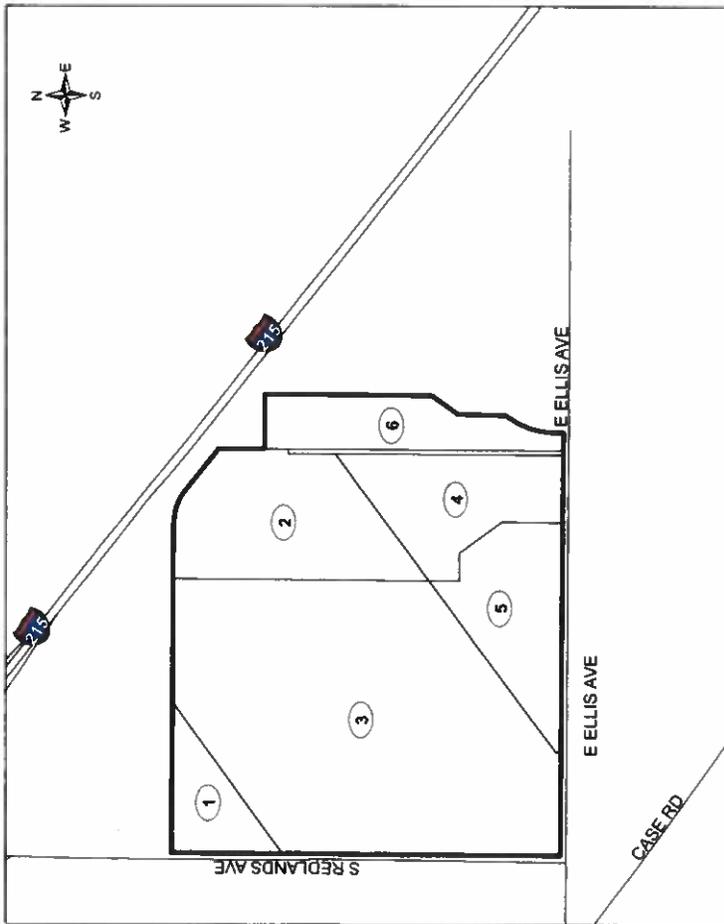


Legend
 - - - - - City of Perris Boundary

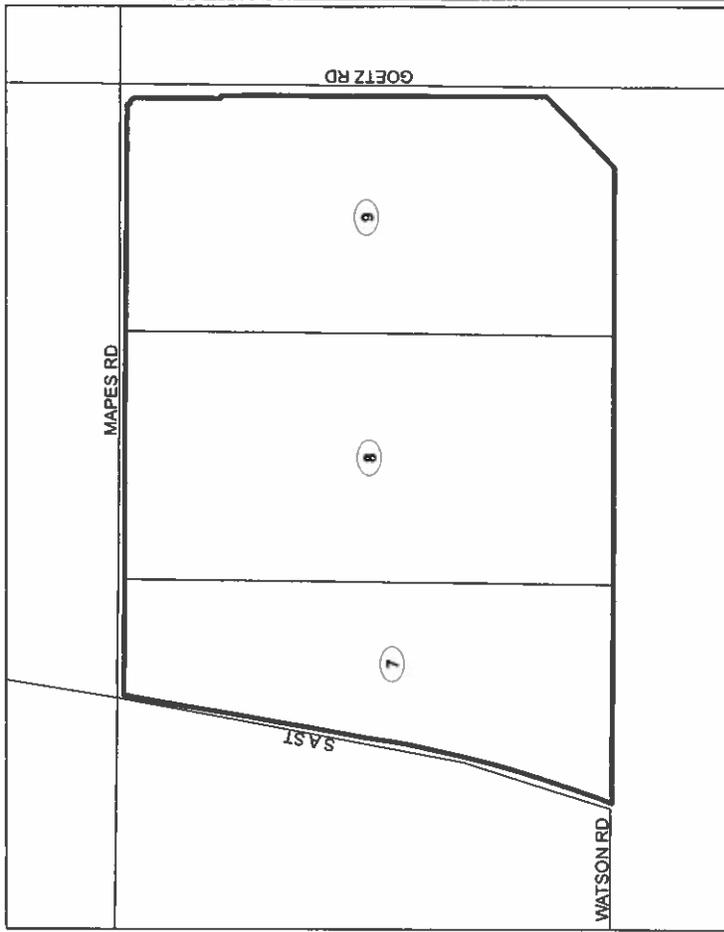
**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE 1



SITE 2



| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER(S) |
|----------------------|-----------------------------|
| 1 | 310-170-006 |
| 2 | 310-170-009 |
| 3 | 310-170-010 |
| 4 | 310-170-011 |
| 5 | 310-170-012 |
| 6 | 310-220-057 |
| 7 | 330-120-002 |
| 8 | 330-120-003 |
| 9 | 330-120-015 |



ATTACHMENT 2

Landowners' Petition to create Community Facilities District (Including Consent and Waiver)

**PETITION TO CREATE A
COMMUNITY FACILITY DISTRICT
(INCLUDING CONSENT AND WAIVER)**

January 17, 2023

City Council of the
City of Perris
101 N. D Street
Perris, California 92570

Members of the City Council:

This letter shall serve as a formal petition (the "Petition") requesting that the City Council of the City of Perris (the "Council") institute proceedings pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5 of Part 1 of Division 2 of title 5 (commencing with Section 53311) of the California Government Code to create a new community facilities district. The undersigned landowners do hereby certify under penalty of perjury that the following statements are all true and correct:

1. This Petition is submitted by IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center LP, a Delaware limited partnership (collectively, the "Petitioners"), as the record owner of 100% of the area of land proposed to be included within the new community facilities district (the "Property"). The Property is identified in Exhibit A attached hereto and hereby made a part of this Petition.

2. The Petitioners have the power and authority to execute and deliver this Petition to the Council of the City of Perris (the "City") and to give the consent and waiver contained herein with respect to the community facilities district to be established under the Act and designated as "Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris" (the "District"), which such District will include the Property. Moreover, the Petitioners have taken all action necessary to cause this Petition to be executed and delivered on their behalf, and this Petition has been duly and validly executed and delivered on behalf of the Petitioners.

3. The Petitioners hereby certify that as of the date indicated opposite their signatures, the landowners listed herein are the owner collectively of all of the Property to be included in the District, which such boundary is further delineated in Exhibit A.

4. The Petitioners, pursuant to Section 53318 of the Act, hereby request that the proceedings be commenced (i) to establish the District for the purpose of financing public facilities and fees of the City described in Exhibit B hereto (the "Facilities") and the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District, (ii) to authorize the levy of special taxes within the District to finance the Facilities, (iii) to authorize the issuance of bonds of the District and (iv) to establish an appropriations limit for the District.

5. The Petitioners agree that it has reviewed the proposed Rate and Method of Apportionment of Special Tax for the District (the "RMA") attached hereto as Exhibit C and made a part hereof, which RMA is proposed to be used by the City to levy the special tax in the District to pay for the Facilities and other authorized purposes. The final RMA will be approved at the completion of all proceedings to form the District by the City under the Act.

6. The Petitioners hereby request that the special elections to be held under the Act to authorize the special taxes, to authorize the issuance of the bonds and to establish an appropriations limit for the District be consolidated into a single election.

7. In accordance with the provisions of the Act, and specifically Sections 53326(a) and 53327(b) thereof allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in a community facilities district and concurrence of the election official conducting the election, the Petitioners (i) expressly consent to the conduct of the special election at the earliest possible time following the adoption by the Council of a resolution of formation establishing the District and (ii) expressly waive any requirement to have the special election conducted within the time periods specified in Section 53326 of the Act or in the California Elections Code.

8. The Petitioners waive any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the Petitioners request that the results of said election be canvassed and reported to the Council at the same meeting of the Council as the public hearing on the formation of the District or the next available meeting.

9. The Petitioners expressly waive all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, as set forth in Section 53327 of the Act or required by the California Government Code or California Elections Code, and consent to not having such materials provided to the landowner in the ballot packet, and expressly waive any requirements as to the form of the ballot.

10. The Petitioners expressly waive all notice and ballot requirements relating to hearings and special elections, whether by posting, publishing or mailing, and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures.

11. The Petitioners represent and warrant that there are no registered voters residing on the Property and that they are the legal owner of the fee interest in one hundred percent (100%) of the Property proposed to be included in the District and that no other person or entity is the legal owner of all or any portion of the fee interest in any of such property. The Petitioners warrant that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, or liens of a similar nature.

12. The Petitioners represent and warrant that there is no outstanding debt on the Property.

13. The Petitioners represent and warrant that the execution of this Petition and the casting of ballots by the Petitioner at the property owner election for the formation of the District shall not constitute an event of default or delinquency under any existing financing documents entered into by Petitioners secured by the land owned by the Petitioners within the District, including any “due-on-encumbrance” clause.

14. The Petitioners represent and warrant that the entirety of the representations and information provided to the City in its Memorandum dated August 19, 2022, attached hereto as Exhibit D and incorporated herein by this reference, are true and correct. If the City deems necessary and appropriate, the Petitioners are prepared to provide a letter of credit or such other security required by the City related to the District and any future bonds issued by the District.

15. The Petitioners agree to cooperate with the City, its attorneys and consultants, and provide all information and disclosures reasonably required by the City disclosing the special tax to purchasers of property in the district that are subject to the special tax.

16. The Petitioners agree to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this Petition. The Petitioners further agree that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the District under the Act unless and until deemed filed by the City in its absolute discretion.

17. It is the Petitioners’ intention to proceed as quickly as possible with forming the District.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we hereunto set our hands this January 17, 2023.

IDIL Perris North 3, L.P.,
a Delaware limited partnership

By: Charlie McPhee

Name: Charlie McPhee

Title: SVP + Regional Director

IDIL Perris Fulfillment Center, LP,
a Delaware limited partnership

By: Charlie McPhee

Name: Charlie McPhee

Title: SVP + Regional Director

The formation encompasses the following property owned by the Petitioners:

Assessor's Parcel Number(s): 310-170-006; 310-170-009; 310-170-010; 310-170-011;
310-170-012; 310-220-057; 330-120-002; 330-120-003; 330-120-015

The address of the above owner for receiving notices is:

Attention: Charles McPhee
IDI Logistics, LLC
840 Apollo Street, Suite 343
El Segundo, CA 90245

18th FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PERRIS THIS
DAY OF JANUARY, 2023.

Judy L. Daugherty
for City Clerk

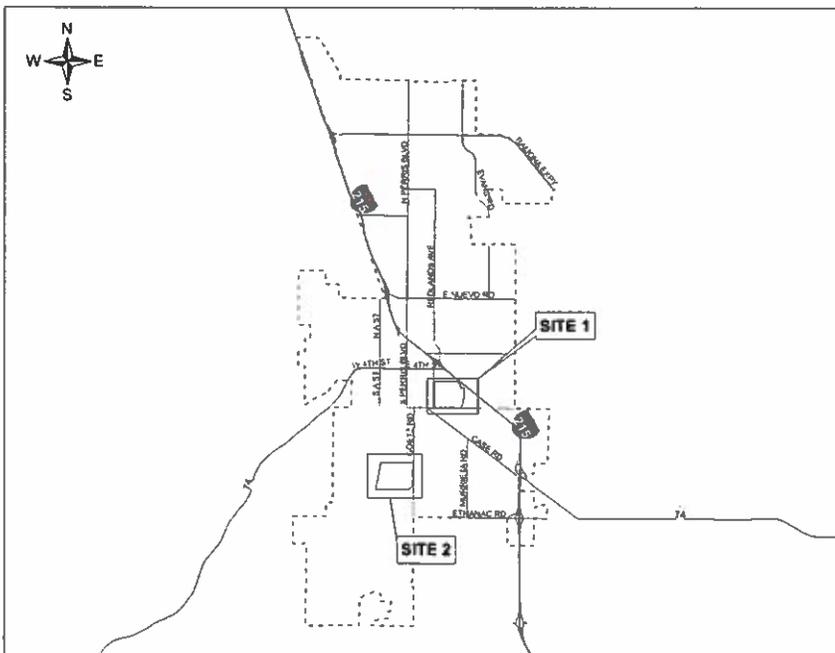
EXHIBIT A
PROPOSED BOUNDARY OF THE DISTRICT

[SEE ATTACHED]

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

SHEET 1 OF 2

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 20__

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER), CITY OF PERRIS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____ 20__ BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF PERRIS

FILED THIS _____ DAY OF _____ 20__, AT THE HOUR OF _____ O'CLOCK _____ M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

Legend

--- City of Perris Boundary

WILLDAN
Financial Services
27088 VIA INDUSTRIAL, SUITE #200
TEMECULA, CA 92590
(951) 587-3600

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

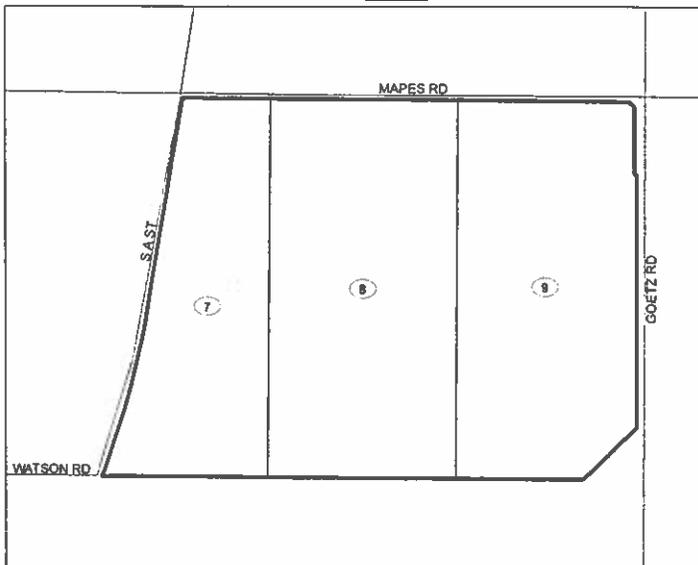
SHEET 2 OF 2

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE 1



SITE 2



| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER(S) |
|----------------------|-----------------------------|
| 1 | 310-170-006 |
| 2 | 310-170-009 |
| 3 | 310-170-010 |
| 4 | 310-170-011 |
| 5 | 310-170-012 |
| 6 | 310-220-057 |
| 7 | 330-120-002 |
| 8 | 330-120-003 |
| 9 | 330-120-015 |

WILLDAN
Financial Services
27368 VIA INDUSTRIAL, SUITE #200
TEMECULA, CA 92590
(951) 587-3500

EXHIBIT B

TYPES OF PUBLIC FEES AND FACILITIES

The general description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, bridge facilities, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, water quality basins, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, trails, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses;
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.

3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the city officer's report, containing a brief description of the facilities which will be required to adequately meet the needs of the District.

EXHIBIT C

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)**

[SEE ATTACHED]

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris ("CFD No. 2022-2") and collected each Fiscal Year commencing in Fiscal Year 2023-24, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2022-2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Acquisition Agreement" means this Acquisition and Funding Agreement, dated _____, 2023, by and among the City, the Developer, and the IDI Property Owners, as originally executed or as the same may be amended from time to time in accordance with its terms

"Administrative Expenses" means the following actual or reasonably estimated costs related to the administration of CFD No. 2022-2 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-2, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2022-2, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2022-2, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-2, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-2 for any other administrative purposes of CFD No. 2022-2, including attorney's fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

“Annual Special Tax” means the Special Tax actually levied in any Fiscal Year on any Assessor’s Parcel.

“Assessor” means the Assessor of the County of Riverside.

“Assessor’s Parcel” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means the number assigned to an Assessor’s Parcel by the County for purposes of identification.

“Authorized Fees” means development, impact or other fees imposed by the City as shown on Exhibit C to the Acquisition Agreement.

“Boundary Map” means the map of the boundaries of CFD No. 2022-2 recorded on in the Riverside County Recorder’s Office in Book ___, Page ___, of Maps of Assessments and Community Facilities Districts (instrument number ___ - ___).

“Bonds” means any bonds or other Debt of CFD No. 2022-2, whether in one or more series, secured by the levy of Special Taxes.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD Administrator” means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement and for preparing the Annual Special Tax roll.

“CFD No. 2022-2” means the Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris.

“City” means the City of Perris, California.

“Council” means the City Council of the City acting as the legislative body of CFD No. 2022-2 under the Act.

“County” means the County of Riverside, California.

“Debt” means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.

“Debt Service” means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.

“Developer” means IDI Logistics, LLC, a Delaware limited liability company, and its successors and assigns.

“Exempt Property” means for each Fiscal Year, all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

“Facilities” means the facilities described in Exhibit B to the Acquisition Agreement.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“IDI Property Owners” means IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center L.P., a Delaware limited partnership, and/or an affiliated company thereof, and their respective successor and/or assigns.

“Lower Income Households Welfare Exemption Property” means, for each Fiscal Year, an Assessor’s Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor’s roll finalized as of January 1 of the previous Fiscal Year; provided that such property shall not be classified as Lower Income Households Welfare Exemption Property if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.

“Maximum Special Tax” means for each Assessor’s Parcel, the maximum Special Tax, determined in accordance with Sections 3.A and 3.B below, which may be levied in a given Fiscal Year on such Assessor’s Parcel of Taxable Property.

“Outstanding Bonds” means all Bonds, which are deemed to be outstanding under the Indenture.

“Prepayment Amount” means the amount required to prepay the Annual Special Tax obligation in full for an Assessor’s Parcel as described in Section 6.A below.

“Proportionately” or “Proportionate” means for Taxable Property, that the ratio of the actual Special Tax levy to the applicable Maximum Special Tax Special Tax is equal for all Assessor’s Parcels of Taxable Property.

“Provisional Property” means all Assessor’s Parcels of Public Property, or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be

classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

“Public Property” means any property within the boundaries of CFD No. 2022-2, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

“Special Tax” means any special tax levied within CFD No. 2022-2 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

“Special Tax Obligation” means the total obligation of an Assessor’s Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2022-2.

“Special Tax Requirement” means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds for deposit in the Improvement Fund to pay directly or reimburse Developer for acquisition or construction of Facilities or Authorized Fees; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2022-2, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

“Trustee” means the trustee or fiscal agent under the Indenture.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2023-24, each Assessor’s Parcel within CFD No. 2022-2 shall be classified as Taxable Property, Exempt Property or Provisional Property and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below.

3. SPECIAL TAX RATES

A. Maximum Special Tax for Taxable Property

The Maximum Special Tax applicable to an Assessor’s Parcel classified as Taxable Property commencing in Fiscal Year 2023-24 shall be determined pursuant to Table 1 below.

**Table 1
Maximum Special Tax Rates**

| Land Use Type | Maximum Special Tax per Acre |
|----------------------|-------------------------------------|
| Taxable Property | \$4,400 |

Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Taxable Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

B. Maximum Special Tax for Provisional Property

The Maximum Special Tax for Provisional Property commencing in Fiscal Year 2023-24 shall be \$4,400 per Acre for property. Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Provisional Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

For each Fiscal Year, commencing Fiscal Year 2023-24, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor’s Parcel of Taxable Property in an amount up to 100% of the applicable Maximum Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor’s Parcel of Provisional Property.

5. COLLECTION OF SPECIAL TAXES

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

6. PREPAYMENT OF SPECIAL TAX OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

“CFD Public Facilities Costs” means \$21,000,000 or such number that (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2022-2, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

“Future Facilities Costs” means the CFD Public Facilities Costs minus (i) costs previously paid from the Improvement Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Improvement Fund, and (iii) monies currently on deposit in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

“Improvement Fund” means the fund (regardless of its name) established pursuant to the Indenture (and referenced in the Acquisition Agreement) or a separate account maintained by the City to hold funds, which are currently available for expenditure to acquire or construct the Facilities or pay Authorized Fees to be funded by CFD No. 2022-2.

“Outstanding Bonds” means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor’s Parcel of Taxable Property may be prepaid and the obligation to pay the Special Tax for such Assessor’s Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor’s Parcel only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor’s Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor’s Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date provided for in the Indenture with respect to CFD No. 2022-2 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount
plus Redemption Premium
plus Future Facilities Prepayment Amount
plus Defeasance Amount
plus Prepayment Administrative Fees and Expenses
less Reserve Fund Credit
less Capitalized Interest Credit
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

Step No.:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Taxable Property, determine the Maximum Special Tax.
3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2022-2, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for all applicable parcels and round that amount up to the nearest \$5,000 increment (the "**Bond Redemption Amount**").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the "**Redemption Premium**").
6. Compute the Future Facilities Costs.
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "**Future Facilities Prepayment Amount**").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but

the redemption date may be any date determined by the CFD Administrator as convenient and appropriate, provided such date is permitted by the Indenture.

9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.

10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the “**Defeasance Amount**”).

11. Calculate the administrative fees and expenses of CFD No. 2022-2, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2022-2, and the costs of recording any notices to evidence the prepayment and the redemption (the “**Prepayment Administrative Fees**”).

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “**Reserve Fund Credit**”). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the “**Capitalized Interest Credit**”).

14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the “**Prepayment Amount**”).

15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Improvement Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2022-2.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2022-2 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund

established under the Indenture to redeem CFD No. 2022-2 Bonds to be used with the next prepayment of CFD No. 2022-2 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

B. Partial Prepayment

The Special Tax on an Assessor's Parcel of Taxable Property may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (PE-A) \times F + A$$

These terms have the following meaning:

PP = the partial prepayment

PE = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2022-2 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2023-24, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2022-2 Bonds have been paid and the City has not instructed the CFD Administrator to continue levying.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, or (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, and (v) Lower Income Households Welfare Exemption Property, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres shall be classified as Provisional Property and will continue to be subject to the CFD No. 2022-2 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

Notwithstanding the above, the CFD Administrator will interpret any ambiguities in the provisions of this RMA to facilitate the levy of \$1,441,695.20 on the Taxable Property within CFD No. 2022-2 for Fiscal Year 2023-24.

9. APPEALS

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than twelve (12) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

(i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,

(ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or

(iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.

EXHIBIT D
PETITIONERS' MEMORANDUM

[SEE ATTACHED]



Memorandum

To: Ernie Reyna, CPA, Deputy City Manager, City of Perris
James V. Fabian, Principal, Fieldman Rolapp & Associates

From: Joe Dieguez, Senior Vice President, Kosmont Financial Services
Dan Massiello, Sr. Vice President, Chief Compliance Officer, Kosmont Financial Services

Date: August 19, 2022

RE: Summary of IDI Logistics CFD Proposal for City of Perris

I. BACKGROUND

IDI Logistics owns certain property within the City of Perris ("City"). The property includes the following parcels owned under two separate ownership entities ("Property"):

- IDIL Perris North 3, L.P. encompasses current assessor parcel numbers (APNs) 310-170-006, 310-170-007, 310-170-008 and 310-220-050;
- IDIL Perris Fulfillment Center LP encompasses APNs 330-120-002, 330-120-003, and 330-120-008.

IDIL Perris North 3, L.P. and IDIL Perris Fulfillment Center LP (collectively, the "Owners") are requesting that the City initiate the formation of a Community Facilities District ("CFD") encompassing the Property in order to assist with the financing of certain eligible improvements supporting future development of the Property. It should be noted that the Owners will also be the "Developer" for purposes defined in the City's Debt Issuance and Management Policy.

It is anticipated that portions of the Property subject to the CFD special tax will total approximately 330.76 net acres after parcel delineations are revised via the tentative parcel map process currently in progress for the Property. Additional Property and project information is available at the link at the end of this memorandum (e.g., maps, site plans, infrastructure cost estimates).

The first building within the Project, a 799,522 SF build-to-suit building for a confidential user on approximately 55.1 acres, is currently under construction and is anticipated to be complete by Q2 2023. An additional approximately 1,000,000 SF building is estimated to commence construction in Q2 2023. Offsite infrastructure related to the proposed CFD is anticipated to start Q1 2023 and be completed by Q1 2025.

In response to the initial request, City staff has requested a package of information outlining how the proposed CFD will meet the City's adopted CFD policies. As advisor to the Owners, Kosmont Financial Services ("KFS") has prepared this memorandum as a summary of the relevant points.

II. OVERVIEW OF KEY FINANCIAL TERMS PROPOSED

The proposed amount of CFD special taxes to be levied on the Property is approximately \$1,455,080 annually across approximately 330.76 acres, or approximately \$4,400.00 per acre. KTS estimates that this CFD special tax translates into approximately 0.160% of estimated assessed value at buildout of improvements, for reference.

The level of CFD special tax desired by the Owners is a balance between (a) targeted net proceeds of approximately \$17 million for eligible infrastructure (e.g., roadway, utility, and related public improvements) and (b) a CFD special tax that can be absorbed by tenants within a reasonable range of “pass-through” expenses (e.g., total taxes, common area maintenance, etc.) in line with competing industrial product in the local market.

KTS estimates that if special tax bonds are issued with just 10% of vertical development completed, the targeted bond par amount would yield a value-to-lien ratio of approximately 4.6:1. At 25% completion of vertical development, the ratio would be approximately 11.5:1. At 50% completion, the ratio would be approximately 23.1:1. All preliminary analysis assumptions are detailed in the attached draft analysis exhibit.

III. CONFORMANCE WITH DEBT ISSUANCE AND MANAGEMENT POLICY

The City’s Debt Issuance and Management Policy (“Policy”) as updated in November 2021 provides that land-based financings such as CFD financings may be employed to pay for the cost of acquiring, constructing, reconstructing, rehabilitating, replacing, improving, extending, enlarging, and equipping public projects and/or facilities under certain conditions/criteria. Following are the primary criteria identified in the Policy (Section 5.iv. Land-Based Financings – Industrial or Commercial CFDs) along with a brief description of how the proposed CFD satisfies these criteria.

(a) **Purpose.** The purpose of the proposed CFD is to finance eligible public infrastructure to support development of the Property with industrial land uses. The targeted infrastructure to be funded will include roadway, utility, and related public improvements that will benefit the Property and surrounding properties. The targeted public improvements are significant and necessary to provide services to develop this previously undeveloped / underdeveloped area of the City. There are significant tangible public benefits to be generated by the Project that are enabled by utilization of a CFD, including the following:

1. **Significant fiscal benefit for the City General Fund of approx. \$2.4M+ annually:**¹
 - i. \$1.02M annually from property tax
 - ii. \$1.09M annually from property tax in-lieu of motor vehicle license fees (MVLFF)
 - iii. \$240,500 from sales tax generated by Project employee spending elsewhere within the City

¹ Source: Kosmont Financial Services fiscal impact analysis

- iv. \$64,000 annually from franchise taxes
- v. Significant additional potential sales tax revenues not included in the estimate above, if a future tenant were to include a "point of sale" business (highly contingent on specific tenant and corporate sales tax domiciling practices of such a tenant – not in the Developer's control), omitted to be conservative.

2. Significant job creation and related economic benefits from construction and ongoing operation of the Project:²

- i. 11,000+ construction period job-years of employment³, \$658M in construction-related wages, and \$1.46B in total economic output from construction-related activities, including indirect and induced impacts
- ii. 4,000 estimated direct, permanent jobs, 2,100+ indirect and induced jobs, \$312M in related ongoing annual wages, and \$741M in ongoing annual total economic output from ongoing Project operation, including indirect and induced impacts.

(b) **Eligible Project.** The value of targeted public improvements to be funded is approximately \$17 million, well above the \$7 million minimum threshold established in the Policy. Preliminary cost estimates are available at the Dropbox directory linked at the end of this memorandum. Although the total cost of required infrastructure improvements exceeds \$40 million, the Owners are voluntarily choosing to limit the CFD special tax burden in order to facilitate optimal market attractiveness for industrial tenants on the Property. This balance was based on constantly updated market surveys and competitive analysis (example survey of comparable properties included as an Exhibit).

(c) **Eligible Developer.** IDI Logistics, LLC ("IDI Logistics"), which controls the Owners, is a national leader in the development and management of logistics real estate in the U.S. with an established track record of development and operation over its 30-year history. IDI Logistics has developed more than 100 world-class business parks and 750 warehouses totaling over 200 million square feet throughout North America. The Dropbox directory linked at the end of this memorandum provides background information on IDI Logistics as well as its investment partners, Ivanhoe Cambridge (\$53.1 billion in assets under management, established in 1953) and Oxford Properties Group (\$61.5 billion in assets under management, established in 1960). The subject Project in Perris is being funded entirely from the IDI Logistics balance sheet, i.e., 100% equity with no construction or permanent loans secured.

(d) **Credit Quality.**

- 1. The Developer will provide a description of the tenants under negotiation and forms of potential leases to the City to the extent the information does not violate lease confidentiality clauses and related clauses. All of the potential tenants must have formally acknowledged the taxes and lien on the property. The Developer will identify any other debt payable on the project area. The Developer will provide their financials and the

² Source: IMPLAN

³ One job-year is defined as one year of employment for one individual

financials of the potential tenants over the last three years to an independent third-party advisor designated by the City on a confidential basis to the extent the information does not violate lease confidentiality clauses and related clauses. In addition, the Developer will provide information requested under subsection (b) above. At the time of this submission, the Developer is under contract to sell two parcels in the "Perris South" area of approximately 69 acres and 64 acres. Those represent land sales to users (Anatolia Tile and DSV Logistics), who may start construction as early as late 2023.

2. The Developer will provide the City proof of a successful track record of warehousing/industrial and/or commercial development and ownership and management of similar projects. The Developer will also provide information on at least three recent projects, including long-term projects. A listing of three comparable projects completed by the Developer is included as an Exhibit (Rider Logistics Center, Ramona Commerce Center, Rialto Distribution Center).
3. Each Owner is a privately-owned partnership formed in Delaware and registered with the California Secretary of State to do business in California, and the individual Property Owners listed in this memo are controlled by IDI Logistics. The Developer will provide a financial guaranty or letter of credit in a form satisfactory to the City's Bond Counsel or City Attorney to secure payment of special taxes if the City deems it necessary.

(e) **Letter of Credit.** Either the Owners or Developer are willing to provide a letter of credit or other potential security at bond issuance, as may be required, anticipated to be in one or more of the following forms:

1. letter of credit securing the bonds, if available;
2. letter of credit securing three years of debt service to be replenished annually as may be necessary;
3. letter of credit securing undeveloped property (potentially in addition to 2); or
4. letter of credit or guaranty for such other amount or term as determined by the City.

The Developer acknowledges that, prior to debt issuance, the Developer will provide confirmation of the percentage of the project that is leased or under contract for sale to users and evidence of lease term length. The proposed majority tenants shall be well-known, credit-worthy companies. Financial information on potential tenants and users shall be provided to an independent third-party advisor designated by the City on a confidential basis. The Developer acknowledges that buildout of public improvements to be funded/reimbursed with CFD proceeds will be substantially complete.

(f) **Tax Burden.** The Owners have deliberately chosen to pursue a total tax burden that is primarily limited by market considerations, meaning that total rent charges, other taxes and charges, and the proposed CFD special tax combined will still be competitively priced for similar industrial product in the region.

(g) **Other Provisions** (from Section 5.iii. Land-Based Financings – Residential (c)-(n)).

1. **Active Role.** The Owners acknowledge the active role anticipated to be played by the City and its consulting and legal team(s).
2. **Credit Quality.** The Owners acknowledge the potential credit quality evaluation activities, including an independent appraisal that would likely be necessary during the future bond issuance phase. A potential Letter of Credit is discussed in previous Section (e) of this memorandum.
3. **Reserve Fund.** The Owners understand and anticipate the establishment of a Reserve Fund at the time of debt issuance. For reference only, KTS draft modelling reflected an amount equal to maximum annual debt service.
4. **Value-to-Debt Ratios.** The Owners acknowledge the targeted value-to-debt ratio of 4:1. For reference only, KTS modelling reflected a potential range of value-to-debt ratio from 4.6:1 to over 23:1 based on different scenarios of development completion relative to timing of debt issuance.
5. **Appraisal Methodology.** The Owners accept the methodology of either full cash value as shown on the ad valorem assessment roll or upon an appraisal by an independent, impartial, and qualified appraiser.
6. **Capitalized Interest During Construction.** The Owners understand that decisions to capitalize interest will be made on a case-by-case basis, with the intent that, if necessary, it should improve the credit quality of the bonds and reduce borrowing costs. For reference, KTS modelling included scenarios with and without capitalized interest.
7. **Maximum Burden.** The Owners anticipate a special tax burden well below the Policy threshold of 2% for total property taxes, special assessments and special taxes payments collected on the tax roll (all “overlapping” debt burden). 2% is assumed to be based on appraised market value in this scenario (as opposed to sales price in the case of single-family homes).
8. **Benefit Apportionment.** The Owners acknowledge that special taxes will be apportioned according to a formula that is clear, understandable, equitable and reasonably related to the benefit received by, or burden attributed to, each parcel with respect to its financed improvement.
9. **Special Tax District Administration.** The Owners acknowledge that the total maximum annual tax should not exceed 110% of annual debt service. It is understood that the rate and method of apportionment may include a back-up tax in the event of significant changes from the initial development plan, and should include procedures for

prepayments. Neither the City nor the Community Facilities District shall be obligated to pay for the cost of determining the prepayment amount, which is to be paid by the applicant.

10. **Foreclosure Covenants.** The Owners acknowledge that, in managing administrative costs, the City will establish minimum delinquency amounts per owner, and for the CFD as a whole, on a case-by-case basis for review by Owner in advance before initiating foreclosure proceedings.
11. **Disclosure to Bondholders.** The Owners acknowledge that, in general, each property owner who accounts for more than 20% of the annual debt service or bonded indebtedness must provide ongoing disclosure information annually as described under SEC Rule 15c2-12.
12. **Disclosure to Prospective Purchasers.** To the extent applicable for an industrial CFD, the Owners acknowledge that full disclosure about outstanding balances and annual payments should be made by the seller to prospective buyers at the time that the buyer bids on the property. It should not be deferred to after the buyer has made the decision to purchase. When appropriate, applicants or property owners may be required to provide the City with a disclosure plan.

The Owners and KTS have additionally reviewed other Sections of the Policy, such as Section 6 (Structure of Debt Issues), Section 7 (Sale of Securities), Section 8 (Credit Rating Agencies), and Section 9 (Refunding and Restructuring Outstanding Debt), and foresee no issues with these clauses as they may become relevant for the proposed CFD in the future after formation.

Link to Supporting Project and Property Information:

<https://www.dropbox.com/sh/c6tgm4g5qup2kqp/AABtRhTNVceubczTI8tDDt8ya?dl=0>

IDI Logistics - Perris CFD Special Tax Analysis

DRAFT

| | North | South | Total |
|-----------------------------------|-------------------|-------------------|----------------------|
| Acres | 161.7 AC | 169.0 AC | 330.7 AC |
| Assessed Value | \$428,286,450 | \$480,361,050 | \$908,647,500 |
| Annual Special Tax Rate | 0.166% | 0.155% | 0.160% |
| Annual Special Tax | \$711,480 | \$743,600 | \$1,455,080 |
| Annual Per AC Special Tax | \$4,400.00 | \$4,400.00 | \$4,400.00 |
| Monthly Per AC Special Tax | \$366.67 | \$366.67 | \$366.67 |
| Net Revenue* | \$621,800 | \$651,000 | \$1,272,800 |
| Interest Rate | 4.95% | 4.95% | |
| Bond Amount** | \$9,613,312 | \$10,064,758 | \$19,678,070 |
| Net Proceeds*** | \$8,449,246 | \$8,862,463 | \$17,311,709 |

| Estimated VTL | |
|-----------------------|-------|
| Entitled 0% Build-out | 3.66 |
| 10% Build-out | 4.62 |
| 25% build-out | 11.54 |
| 50% build-out | 23.09 |

| Eligible CFD Costs* | |
|---------------------|---------------------|
| North Site | \$14,729,020 |
| South Site | \$29,255,713 |
| Total | \$43,984,733 |

* e.g. public street and utilities

* Bondable revenue assuming \$25,000 admin charge; 110% debt service coverage

** 30 year term, level debt service

*** Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), issuance costs estimated at \$350,000

ATTACHMENT 3

Resolution of Intention to Establish CFD No. 2022-3 (Stratford Ranch)

RESOLUTION NO. _____

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS

WHEREAS, the City Council (the “Council”) of the City of Perris (the “City”) has received a petition (including consent and waiver) (the “Petition”) from IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center LP, a Delaware limited partnership, requesting the institution of proceedings for formation of a community facilities district pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California (the “Act”); and

WHEREAS, the Council has determined that the Petition complies with the requirements of Government Code Section 53318 and now intends to form Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris; and

WHEREAS, the Council desires to adopt this resolution of intention as provided in Section 53321 of the Act to establish a community facilities district consisting of the territory described in Exhibit “A” hereto and incorporated herein by this reference, which the Council hereby determines shall be known as “Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris” (the “Community Facilities District No. 2022-2” or the “District”) pursuant to the Act to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property described in Exhibit “B” hereto and incorporated herein by this reference, including all furnishings, equipment and supplies related thereto; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the “Facilities”), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the “Incidental Expenses”); and

WHEREAS, it is the intention of the Council to consider financing the Facilities and the Incidental Expenses through the formation of the District and the sale of bonded indebtedness in an amount not to exceed \$25,000,000 and the levy of a special tax within the District to finance the Facilities and the Incidental Expenses and to pay debt service on the bonded indebtedness incurred by such District, provided that the bond sales and special tax levies are approved at an election to be held within the District.

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

Section 1. Each of the above recitals is true and correct and is adopted by the Council and incorporated herein.

Section 2. The Council hereby determines to institute proceedings for the formation of a community facilities district under the terms of the Act. The exterior boundaries of the District are hereby specified and described to be as shown on that certain map now on file in the office of the City Clerk entitled "Proposed Boundaries of Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris," which map indicates by a boundary line the extent of the territory included in the proposed District and shall govern for all details as to the extent of the District. On the original and one copy of the map of such District on file in the Clerk's office, the Clerk shall endorse the certificate evidencing the date and adoption of this resolution. The Clerk shall file the original of such map in her office and, within fifteen (15) days after the adoption of this Resolution, the Clerk shall file a copy of such map so endorsed in the records of the County Recorder, County of Riverside, State of California.

Section 3. The name of the proposed District shall be "Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris".

Section 4. The Facilities proposed to be financed by the District are public infrastructure facilities and other governmental facilities with an estimated useful life of five years or longer, which the City is authorized by law to construct, acquire, own, operate or contribute revenue to. The Council hereby finds and determines that the description of the Facilities herein is sufficiently informative to allow taxpayers within the proposed District to understand what the funds of the District may be used to finance. The Incidental Expenses expected to be incurred include the cost of planning and designing the Facilities, the costs of forming the District, issuing bonds and levying and collecting a special tax within the District. The Council hereby finds that the proposed Facilities are necessary to meet increased demands placed upon the City as a result of development occurring within the proposed District. Such Facilities need not be physically located within the District.

Section 5. Except where funds are otherwise available, it is the intention of the Council to levy annually in accordance with procedures contained in the Act a special tax within the District (the "Special Tax") sufficient to pay for the costs of financing the acquisition and/or construction of the Facilities and Incidental Expenses, including the principal and interest and other periodic costs on bonds or other indebtedness proposed to be issued to finance the Facilities, and Incidental Expenses, the establishment and replenishment of reserve funds, the credit enhancement fees, the costs of administering the levy and collection of the Special Tax and all other costs of the levy of the Special Tax and issuance of the bonds, including any foreclosure proceedings, architectural, engineering, inspection, legal, fiscal, and financial consultant fees, discount fees, interest on bonds due and payable prior to the expiration of one year from the date of completion of Facilities (but not to exceed two years), election costs and all costs of issuance of the bonds, including, but not limited to, fees for bond counsel, disclosure counsel, financing consultants and printing costs, and all other administrative costs of the tax levy and bond issue. The Special Tax will be secured by recordation of a continuing lien against all non-exempt real property in the District. In the first year in which such a Special Tax is levied, the levy shall include a sum sufficient to repay to the City all amounts, if any, transferred to the District pursuant to Section 53314 of the Act and interest thereon. The schedule of the rate

and method of apportionment and manner of collection of the Special Tax within the District are described in detail in Exhibit "C" attached hereto and by this reference incorporated herein ("Rate and Method"). The Special Tax is based upon the cost of financing the Facilities and Incidental Expenses in the District, the demand that each parcel will place on the Facilities and the benefit (direct and/or indirect) received by each parcel from the Facilities.

The Special Tax within the proposed District is apportioned to each parcel within the proposed District on the foregoing basis pursuant to Section 53325.3 of the Act. In the event that a portion of the property within the proposed District shall become for any reason exempt, wholly or partially, from the levy of the Special Tax, the Council shall, on behalf of the District, increase the levy to the extent necessary upon the remaining property which is not delinquent or exempt in order to yield the required payments, subject to the maximum tax. The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement (as defined in the Rate and Method) for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2023-24, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator (as defined in the Rate and Method) has determined that all required interest and principal payments on CFD No. 2022-2 bonds have been paid

Section 6. The special tax within the proposed District is based on the expected demand that each parcel of real property within the proposed District will place on the Facilities and on the benefit that each parcel derives from the right to access the Facilities. The Council hereby determines that the proposed Facilities are necessary to meet the increased demand placed upon the City and the existing infrastructure in the City as a result of the development of land proposed for inclusion of the District. The Council hereby determines the Rate and Method for the District to be reasonable.

Section 7. A public hearing (the "Hearing") on the establishment of Community Facilities District No. 2022-2, the proposed Rate and Method and the proposed issuance of bonds by the District to finance the Facilities and the Incidental Expenses shall be held on July 25, 2023, at 6:30 p.m., or as soon thereafter as practicable, at the chambers of the City Council of the City of Perris, 101 North "D" Street, Perris, California 92570. Should the Council determine to form the District, a special election will be held within the District to authorize the issuance of bonds and the levy of the Special Tax in accordance with the procedures contained in Government Code Section 53326. If held, the proposed voting procedure at the elections will be a landowner vote (to the extent there are no registered voters in the District) with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the District. Ballots for the special election may be distributed by mail or by personal service.

Section 8. At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within the proposed District, may appear and be heard.

Section 9. Each City officer who is or will be responsible for the Facilities to be financed by the District, if it is established, is hereby directed to study the proposed District and, at or before the time of the above-mentioned Hearing, file a report with the Council, and

which is to be made a part of the record of the Hearing, containing a brief description of the Facilities and services by type which will in his or her opinion be required to adequately meet the needs of the District and his or her estimate of the cost of providing the Facilities and services, including an estimate of the fair and reasonable cost of all Incidental Expenses, including the cost of planning and designing the Facilities to be financed pursuant to the Act, the cost of environmental evaluations of such Facilities, all costs associated with the creation of the District, issuance of bonds, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City with respect to the District, and any other expenses incidental to the construction, completion and inspection of the authorized work to be paid through the proposed financing.

Section 10. The City may accept advances of funds or work-in-kind from any sources, including private persons or private entities, and is authorized and directed to use such funds for any authorized purpose, including any cost incurred in creating the District. The District may enter into an agreement to repay all of such funds as are not expended or committed for any authorized purpose at the time of the election on the levy of the Special Tax, if the proposal to levy such tax should fail, and to repay all of such funds advanced if the levy of the Special Tax shall be approved by the qualified electors of the District.

Section 11. The Clerk is hereby directed to publish a notice ("Notice") of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of the proposed District. Such Notice shall contain the text or a summary of this Resolution, state the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the proposed District as provided in Section 53324 of the Act and a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

Section 12. The Clerk may send a copy of the Notice of the Hearing by first-class mail, postage prepaid, to each registered voter and to each landowner within the proposed District as shown on the last equalized assessment roll. Said mailing shall be completed not less than fifteen (15) days prior to the date of the Hearing.

Section 13. Pursuant to Section 53344.1 of the Act, the Council hereby reserves to itself, in its sole discretion, the right and authority by subsequent resolution to allow any owner of property within the District, subject to the provisions of Section 53344.1 of the Act and those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the District treasurer in full payment or part payment of any installment of the special taxes or the interest or penalties thereon which may be due or delinquent, but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

Section 14. The voting procedure with respect to the establishment of the District and the imposition of the special tax shall be by hand delivered ballot election.

Section 15. This resolution of intention shall take effect upon its adoption.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

MAYOR OF THE CITY OF PERRIS

Attest:

CITY CLERK OF THE CITY OF PERRIS

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution No. _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 30th day of May, 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

By: _____
City Clerk

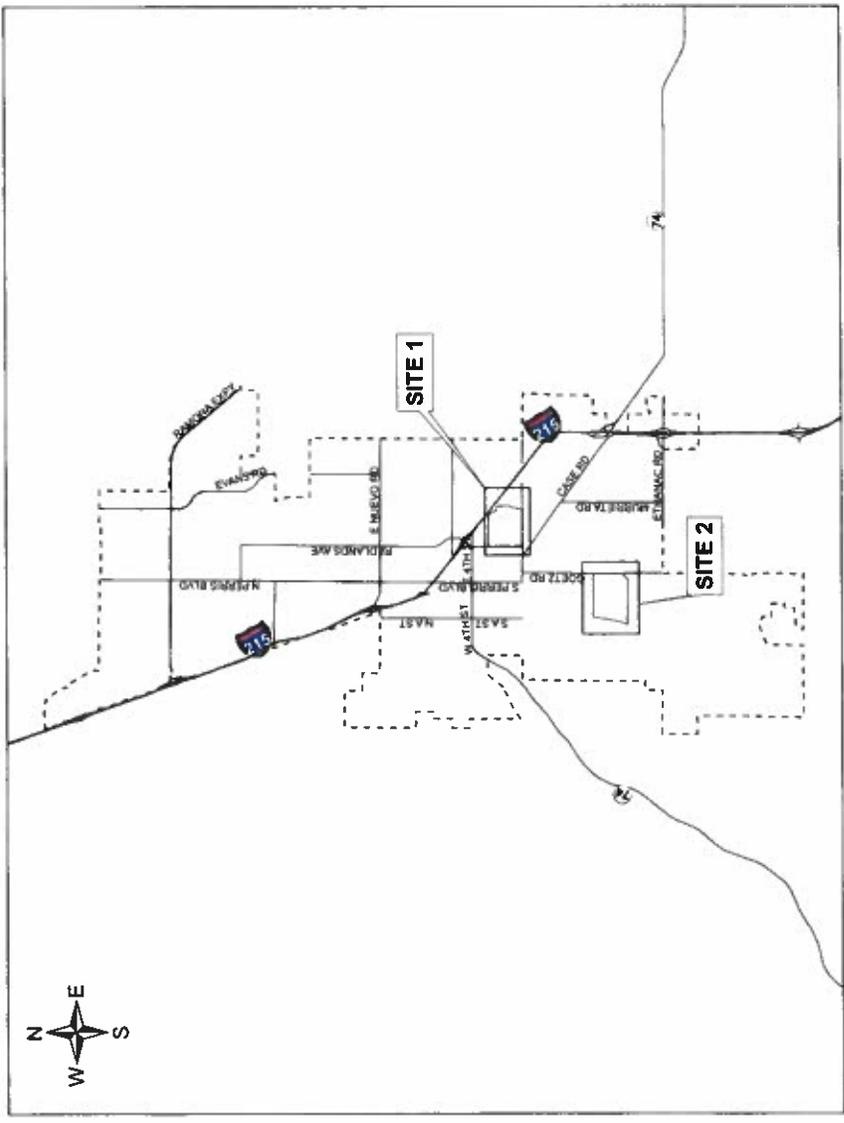
EXHIBIT A

**COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER) BOUNDARY MAP**

[SEE ATTACHED]

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 20__.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER), CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20__, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF PERRIS

FILED THIS _____ DAY OF _____, 20__, AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

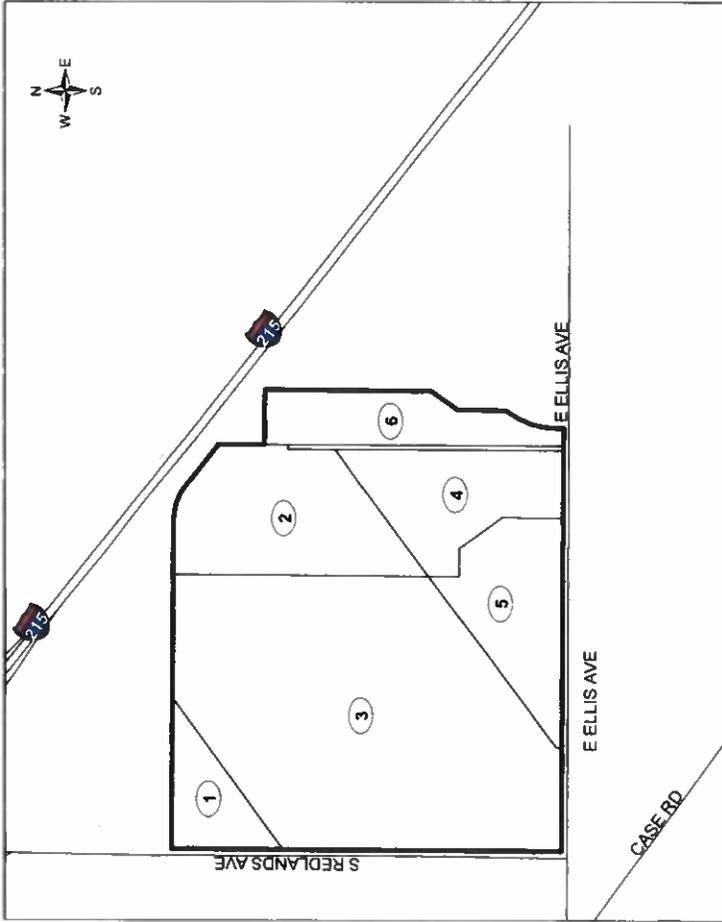


Legend
--- City of Perris Boundary

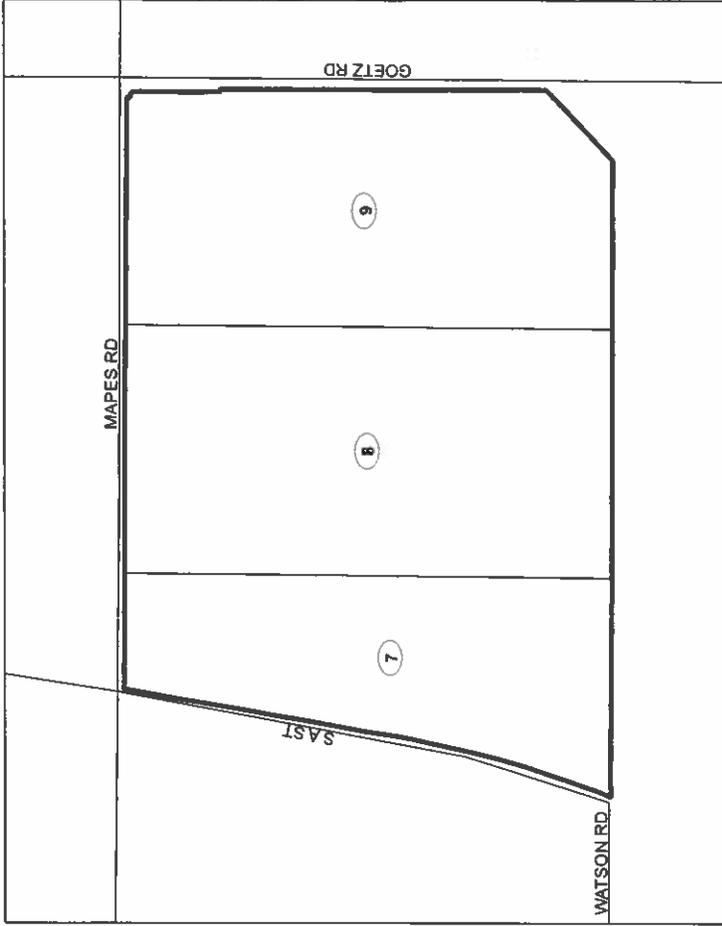
**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE 1



SITE 2



| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER(S) |
|----------------------|-----------------------------|
| 1 | 310-170-006 |
| 2 | 310-170-008 |
| 3 | 310-170-010 |
| 4 | 310-170-011 |
| 5 | 310-170-012 |
| 6 | 310-220-057 |
| 7 | 330-120-002 |
| 8 | 330-120-003 |
| 9 | 330-120-015 |



EXHIBIT B

**TYPES OF FACILITIES TO BE FINANCED BY
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

The General Description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, bridge facilities, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, water quality basins, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, trails, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses;
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.

3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the city officer's report, containing a brief description of the facilities which will be required to adequately meet the needs of the District.

EXHIBIT C

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)**

[SEE ATTACHED]

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (“CFD No. 2022-2”) and collected each Fiscal Year commencing in Fiscal Year 2023-24, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2022-2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Acre**” or “**Acreage**” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

“**Acquisition Agreement**” means this Acquisition and Funding Agreement, dated _____, 2023, by and among the City, the Developer, and the IDI Property Owners, as originally executed or as the same may be amended from time to time in accordance with its terms

“**Administrative Expenses**” means the following actual or reasonably estimated costs related to the administration of CFD No. 2022-2 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-2, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2022-2, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2022-2, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-2, or any designee thereof related to an appeal of the Special Tax; and the City’s annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-2 for any other administrative purposes of CFD No. 2022-2, including attorney’s fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

“Annual Special Tax” means the Special Tax actually levied in any Fiscal Year on any Assessor’s Parcel.

“Assessor” means the Assessor of the County of Riverside.

“Assessor’s Parcel” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means the number assigned to an Assessor’s Parcel by the County for purposes of identification.

“Authorized Fees” means development, impact or other fees imposed by the City as shown on Exhibit C to the Acquisition Agreement.

“Boundary Map” means the map of the boundaries of CFD No. 2022-2 recorded on in the Riverside County Recorder’s Office in Book ___, Page ___, of Maps of Assessments and Community Facilities Districts (instrument number ___-___).

“Bonds” means any bonds or other Debt of CFD No. 2022-2, whether in one or more series, secured by the levy of Special Taxes.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD Administrator” means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement and for preparing the Annual Special Tax roll.

“CFD No. 2022-2” means the Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris.

“City” means the City of Perris, California.

“Council” means the City Council of the City acting as the legislative body of CFD No. 2022-2 under the Act.

“County” means the County of Riverside, California.

“Debt” means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.

“Debt Service” means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.

“Developer” means IDI Logistics, LLC, a Delaware limited liability company, and its successors and assigns.

“Exempt Property” means for each Fiscal Year, all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

“Facilities” means the facilities described in Exhibit B to the Acquisition Agreement.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“IDI Property Owners” means IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center L.P., a Delaware limited partnership, and/or an affiliated company thereof, and their respective successor and/or assigns.

“Lower Income Households Welfare Exemption Property” means, for each Fiscal Year, an Assessor’s Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor’s roll finalized as of January 1 of the previous Fiscal Year; provided that such property shall not be classified as Lower Income Households Welfare Exemption Property if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.

“Maximum Special Tax” means for each Assessor’s Parcel, the maximum Special Tax, determined in accordance with Sections 3.A and 3.B below, which may be levied in a given Fiscal Year on such Assessor’s Parcel of Taxable Property.

“Outstanding Bonds” means all Bonds, which are deemed to be outstanding under the Indenture.

“Prepayment Amount” means the amount required to prepay the Annual Special Tax obligation in full for an Assessor’s Parcel as described in Section 6.A below.

“Proportionately” or “Proportionate” means for Taxable Property, that the ratio of the actual Special Tax levy to the applicable Maximum Special Tax Special Tax is equal for all Assessor’s Parcels of Taxable Property.

“Provisional Property” means all Assessor’s Parcels of Public Property, or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be

classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

“Public Property” means any property within the boundaries of CFD No. 2022-2, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

“Special Tax” means any special tax levied within CFD No. 2022-2 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

“Special Tax Obligation” means the total obligation of an Assessor’s Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2022-2.

“Special Tax Requirement” means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds for deposit in the Improvement Fund to pay directly or reimburse Developer for acquisition or construction of Facilities or Authorized Fees; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2022-2, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

“Trustee” means the trustee or fiscal agent under the Indenture.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2023-24, each Assessor’s Parcel within CFD No. 2022-2 shall be classified as Taxable Property, Exempt Property or Provisional Property and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below.

3. SPECIAL TAX RATES

A. Maximum Special Tax for Taxable Property

The Maximum Special Tax applicable to an Assessor’s Parcel classified as Taxable Property commencing in Fiscal Year 2023-24 shall be determined pursuant to Table 1 below.

**Table 1
Maximum Special Tax Rates**

| Land Use Type | Maximum Special Tax per Acre |
|----------------------|-------------------------------------|
| Taxable Property | \$4,400 |

Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Taxable Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

B. Maximum Special Tax for Provisional Property

The Maximum Special Tax for Provisional Property commencing in Fiscal Year 2023-24 shall be \$4,400 per Acre for property. Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Provisional Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

For each Fiscal Year, commencing Fiscal Year 2023-24, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor’s Parcel of Taxable Property in an amount up to 100% of the applicable Maximum Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor’s Parcel of Provisional Property.

5. COLLECTION OF SPECIAL TAXES

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

6. PREPAYMENT OF SPECIAL TAX OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

“CFD Public Facilities Costs” means \$21,000,000 or such number that (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2022-2, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

“Future Facilities Costs” means the CFD Public Facilities Costs minus (i) costs previously paid from the Improvement Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Improvement Fund, and (iii) monies currently on deposit in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

“Improvement Fund” means the fund (regardless of its name) established pursuant to the Indenture (and referenced in the Acquisition Agreement) or a separate account maintained by the City to hold funds, which are currently available for expenditure to acquire or construct the Facilities or pay Authorized Fees to be funded by CFD No. 2022-2.

“Outstanding Bonds” means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor’s Parcel of Taxable Property may be prepaid and the obligation to pay the Special Tax for such Assessor’s Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor’s Parcel only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor’s Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor’s Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date provided for in the Indenture with respect to CFD No. 2022-2 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount
plus Redemption Premium
plus Future Facilities Prepayment Amount
plus Defeasance Amount
plus Prepayment Administrative Fees and Expenses
less Reserve Fund Credit
less Capitalized Interest Credit
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

Step No.:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Taxable Property, determine the Maximum Special Tax.
3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2022-2, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for all applicable parcels and round that amount up to the nearest \$5,000 increment (the "**Bond Redemption Amount**").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the "**Redemption Premium**").
6. Compute the Future Facilities Costs.
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "**Future Facilities Prepayment Amount**").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but

the redemption date may be any date determined by the CFD Administrator as convenient and appropriate, provided such date is permitted by the Indenture.

9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.

10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the “**Defeasance Amount**”).

11. Calculate the administrative fees and expenses of CFD No. 2022-2, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2022-2, and the costs of recording any notices to evidence the prepayment and the redemption (the “**Prepayment Administrative Fees**”).

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “**Reserve Fund Credit**”). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the “**Capitalized Interest Credit**”).

14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the “**Prepayment Amount**”).

15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Improvement Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2022-2.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2022-2 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund

established under the Indenture to redeem CFD No. 2022-2 Bonds to be used with the next prepayment of CFD No. 2022-2 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

B. Partial Prepayment

The Special Tax on an Assessor's Parcel of Taxable Property may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (PE-A) \times F + A$$

These terms have the following meaning:

PP = the partial prepayment

PE = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2022-2 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage $(1.00 - F)$ of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2023-24, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2022-2 Bonds have been paid and the City has not instructed the CFD Administrator to continue levying.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, or (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, and (v) Lower Income Households Welfare Exemption Property, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres shall be classified as Provisional Property and will continue to be subject to the CFD No. 2022-2 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

Notwithstanding the above, the CFD Administrator will interpret any ambiguities in the provisions of this RMA to facilitate the levy of \$1,441,695.20 on the Taxable Property within CFD No. 2022-2 for Fiscal Year 2023-24.

9. APPEALS

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than twelve (12) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

(i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,

(ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or

(iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.

ATTACHMENT 4

Resolution to Incur Bonded Indebtedness

RESOLUTION NO. _____

**RESOLUTION OF INTENTION OF THE CITY COUNCIL OF
THE CITY OF PERRIS TO INCUR BONDED
INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED
\$25,000,000 WITHIN COMMUNITY FACILITIES DISTRICT
NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY
OF PERRIS**

WHEREAS, the City Council (the “Council”) of the City of Perris, California (the “City”) upon receipt of a petition (including consent and waiver) (the “Petition”) from IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center LP, a Delaware limited partnership, as provided in Section 53318 of the Government Code of the State of California instituted proceedings to form Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (the “Community Facilities District No. 2022-2” or the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code of the State of California (the “Act”), as amended, and pursuant to a resolution adopted by the Council on the date hereof to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property described in Exhibit “A” hereto and incorporated herein by this reference, including all furnishings, equipment and supplies related thereto; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the “Facilities”), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the “Incidental Expenses”); and

WHEREAS, in order to finance the Facilities and Incidental Expenses, the Council intends to authorize the issuance of bonds for the proposed District in the maximum aggregate principal amount of not to exceed \$25,000,000; and

WHEREAS, the repayment of the bonds of the District is to be secured by special taxes levied on taxable property in the District in accordance with Section 53328 of the Act, and excluding those properties exempted from taxation in the rate and method of apportionment for the District set forth in Exhibit “C” to the Council’s Resolution of Intention to Establish Community Facilities District No. 2022-2 (Perris Logistics Center) and to Authorize the Levy of a Special Tax within said Community Facilities District, adopted on the date hereof;

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

Section 1. Each of the above recitals is true and correct and is adopted by the Council and incorporated herein.

Section 2. It is necessary to incur bonded indebtedness within the proposed boundaries of proposed Community Facilities District No. 2022-2 in the principal amount not to

exceed \$25,000,000 to finance the costs of the Facilities and Incidental Expenses, as permitted by the Act.

Section 3. The bonds for such proposed District will be issued for the purpose of financing the costs of the Facilities and the Incidental Expenses, including, but not limited to, the funding of reserve funds for the bonds, the financing of costs associated with the issuance of the bonds and all other costs and expenses necessary to finance the Facilities which are permitted to be financed pursuant to the Act.

Section 4. It is the intent of the Council to authorize the sale of bonds for the District in the maximum aggregate principal amount of not to exceed \$25,000,000 and at a maximum interest rate not in excess of the maximum rate permitted by law at the time the bonds are issued. The term of the bonds shall be determined pursuant to a resolution of the Council acting in its capacity as the legislative body of the District authorizing the issuance of the bonds, but such term shall in no event exceed forty (40) years or such longer term as is then permitted by law.

Section 5. A public hearing (the "Hearing") on the proposed debt issue shall be held on July 25, 2023 at 6:30 p.m. or as soon thereafter as practicable, at the chambers of the City Council of the City of Perris, 101 North "D" Street, Perris, California 92570.

Section 6. At the Hearing at the time and place set forth above, any interested persons, including all persons owning land or registered to vote within the proposed District, may appear and be heard.

Section 7. The City Clerk is hereby directed to publish a notice of the Hearing (the "Notice") pursuant to Section 6061 of the Government Code in a newspaper of general circulation circulated within the proposed District unless such notice is waived by the landowners. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

Section 8. This resolution of intention shall take effect upon its adoption.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

MAYOR OF THE CITY OF PERRIS

Attest:

CITY CLERK OF THE CITY OF PERRIS

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution No. _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 30th day of May, 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

By: _____
City Clerk

EXHIBIT A

TYPES OF FACILITIES TO BE FINANCED BY COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

The General Description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses.
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.

3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the Report.



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

- MEETING DATE:** May 30, 2023
- SUBJECT:** Approval of the contract with Western Riverside Council of Governments (WRCOG) for Regional Food Recovery and technical assistance.
- REQUESTED ACTION:** Council to approve the contract with Western Riverside Council of Governments (WRCOG) for Regional Food Recovery and technical assistance for SB 1383 compliance; and authorize the City Manager to execute a contract with WRCOG, approved as to form by the City Attorney.
- CONTACT:** Bryant Hill, Director of Public Works

BACKGROUND/DISCUSSION:

At the October 12, 2021, City Council meeting, Council approved adding chapter 7.17 to Title 7, "Health and Welfare" of the Perris Municipal Code, entitled "Specific Regulations for Organics Waste Disposal Reduction, Recycling, and Solid Waste Collections," to enact regulations in compliance with SB 1383.

A key goal of SB 1383 is to collect edible food that would otherwise go to waste and redirect it to organizations that will distribute it to help those in need. The law directs the following:

- Jurisdictions must establish food recovery programs and strengthen their existing food recovery networks.
- Food donors must arrange to recover the maximum amount of their edible food that would otherwise go to landfills.
- Food recovery organizations and services participating in SB 1383 must maintain records.

The objective of participating in the project is for WRCOG jurisdictions to receive assistance with the following:

- Educating edible food-generating businesses about their food donation obligations.
- Increasing edible food-generating business's access to food recovery organizations and food recovery services.
- Monitoring edible food-generating business's compliance with food recovery program requirements.
- Identify any gaps in edible food recovery capacity, and help plan to fill those gaps, if needed.

The cost of participating in the project is up to \$37,058 for year one (1); the cost will be paid by SB 1383 Local Assistance Grant funds.

Staff requests Council to approve the contract with Western Riverside Council of Governments (WRCOG) for Regional Food Recovery and technical assistance for SB 1383 compliance.

BUDGET (or FISCAL) IMPACT: There will be no impact on the general fund. The contract cost will be paid through the SB1383 Local Assistance Grant received by the City of Perris.

Prepared by: Liset Hernandez, Public Works Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager MB
Deputy City Manager _____

- Attachments:
1. Draft Contract with WRCOG
 2. MSW Proposal for Regional Food Recover and Technical Assistance Project
 3. Cost Estimate Breakdown per Participating Jurisdiction

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

ATTACHMENT 1

Draft Agreement with WRCOG

**WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
REGIONAL FOOD RECOVERY AND LOCAL ASSISTANCE
PROGRAM AGREEMENT**

1. Parties and Date.

This Agreement is made and entered into this 1st day of July 2023, by and between the Western Riverside Council of Governments, a California public agency ("WRCOG") and City of Perris] ("Member Agency"), a municipal corporation, whose address is 101 North D Street, CA 92570. WRCOG and Member Agency are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Member Agency.

The Member Agency desires to participate in the Regional Food Recovery and Local Assistance program (the "Program") in order to receive certain on-call professional services as provided by WRCOG via its chosen consultant pursuant to the terms and conditions set forth in this Agreement and in the task order(s) to be issued pursuant to this Agreement and executed by the parties ("Task Order").

3. Terms.

3.1 Scope of Services and Term. Member Agency has requested WRCOG to provide certain professional service ("Services") offered under the Program, as further described in Exhibit "A" attached hereto.

3.1.1 Term. The term of this Agreement shall be from July 1, 2023 to June 30, 2024, unless earlier terminated as provided herein.

3.1.2 Services. The Services to be provided under this Agreement shall be set forth in Task Orders approved by WRCOG and the Member Agency. Each Task Order shall include a description of the Services, the requested schedule for the Services, the Consultant assigned to perform the Services ("the Consultant"), the expected product and the maximum budget for the Services provided under the Task Order. The maximum cost of Consultant's work provided to the Member Agency shall not exceed the maximum budget set forth in the Task Order without the written approval from WRCOG. Member Agency shall be billed by Consultant for these Services on a quarterly basis.

3.2 Insurance. WRCOG shall require the Consultant to procure and maintain, at its own expense, for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Consultant, its agents, representatives, employees or subcontractors. Such insurance shall meet the requirements provided in Exhibit B. Consultant shall also require its subcontractors to procure and maintain the same

insurance for the duration of the Agreement. Such insurance shall give both WRCOG and the Member Agency insured status.

3.3 General Provisions.

3.3.1 Termination of Agreement.

(a) Grounds for Termination. WRCOG or the Member Agency may terminate the whole or any part of this Agreement at any time and without cause by giving written notice of such termination, and specifying the effective date thereof, at least ninety (90) days before the effective date of such termination.

3.3.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective Parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Member Agency: City of Perris
101 North D Street
Perris, CA 92570
Attn: Liset Hernandez
Phone: (951) 657-3280

WRCOG: Western Riverside Council of Governments
3390 University Ave., Suite 200
Riverside, CA 9501
Attn: Kurt Wilson
Phone: 951-405-6701

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.3.3 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.3.4 Attorney's Fees. If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.3.5 Indemnification. WRCOG's agreement with the Consultant shall require the Consultant to defend, indemnify and hold the Member Agency, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or

equity, to property or persons, including wrongful death, in any manner arising out of or incident to the Services provided by the Consultant under the Program.

3.3.6 Entire Agreement. This Agreement contains the entire Agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both Parties.

3.3.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.

3.3.8 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.3.9 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

3.3.10 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement, or any interest herein without the prior written consent of WRCOG. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer.

3.3.11 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to the Member Agency include all personnel, employees, agents, and subcontractors of Consultant, except as otherwise specified in this Agreement. All references to WRCOG include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.3.12 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.3.13 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

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

3.3.15 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.3.16 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.3.17 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE
TO
WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
AGREEMENT FOR ON-CALL PLANNING SERVICES**

IN WITNESS WHEREOF, the Parties hereby have made and executed this Agreement as of the date first written above.

WESTERN RIVERSIDE COUNCIL
OF GOVERNMENTS

CITY OF PERRIS]

By: _____
Kurt Wilson
Executive Director

By: _____
Clara Miramontes
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: _____
General Counsel
Best Best & Krieger LLP

By: _____
Robert Khuu
City Attorney

Exhibit "A"

Scope of Work

**WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
REGIONAL FOOD RESCUE AND TECHNICAL ASSISTANCE RFP**

Task Goals

Task 1 · Project Management

The purpose of this task is to keep the project on schedule and on task.

SUBTASK 1.1: KICKOFF MEETING/ANNUAL PROJECT STATUS MEETING

We will conduct an initial project kickoff meeting with WRCOG staff and representatives of member jurisdictions. We will also conduct annual project

status meetings at the beginning of each year of the project. All meetings will be conducted via video conference call. At these meetings, we will discuss the overall status of the project. This will include, but not be limited to, a review of: 1) project objectives, 2) the scope of work, 3) key issues, 4) work products, and, 5) project schedule.

Deliverables:

- Meeting notes
- Materials for kickoff meeting and annual project status meetings

SUBTASK 1.2: PROJECT TEAM COORDINATION

In addition to our kickoff meeting and annual project status meetings, we will conduct biweekly meetings, make regular phone calls, send and respond to e-mails, and participate in other communications with WRCOG to keep the project on schedule and within budget.

Deliverables:

- Meeting notifications
- Meeting agendas and notes

TASK 1.3: PROJECT MANAGEMENT UPDATE MEETINGS

We will schedule up to eight (8) meetings with WRCOG staff and representatives of participating cities to provide information and obtain feedback on draft deliverables.

Deliverables:

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- Meeting notifications
- Meeting agendas and notes
- Other relevant drafts and documents

Task 2 · Capacity and Compliance

The purpose of this task is to review and determine the capacity of food recovery organizations, and confirm which Tier 1 and Tier 2 generators have written agreements. To accomplish this task, we will build on the information we gathered in the organic waste capacity study that we performed for WRCOG in 2022.

We will review and determine the capacity of food recovery organizations in Subtask 2.1.

We will confirm which commercial edible food generators have written agreements in Subtask 2.2.

SUBTASK 2.1: FOOD RECOVERY AGENCIES AND ORGANIZATIONS

To review and determine the capacity of food recovery organizations, we will:

- Compile the FROs from participating cities into a Regional Detailed Report
- Review and report the FRO available capacity of each participating city
- Determine whether the FROs have a food recovery agreement, if they do not, we will provide them a sample agreement
- Update the list of food recovery organizations and services to update participating jurisdictions' websites to reflect their:
 - Name and physical address
 - Contact information
 - Collection service area
 - Types of recoverable food accepted

Deliverables:

- Regional Detailed Report containing a list of FRO formatted by each participating city

SUBTASK 2.2: TIER 1 AND TIER 2 EDIBLE FOOD WASTE GENERATORS COMPLIANCE

To confirm which commercial edible food generators have written agreements, we will:

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- Compile the existing lists of CEEGs from participating cities into the Regional Detailed Report from task 2.1
- Review the list to determine if they qualify as Tier 1 or Tier 2 generators
- Review the generators access to capacity via food recovery agreements
- Update the list of Tier 1 and Tier 2 commercial edible food generators by jurisdiction to reflect:
 - Customer name and address
 - Primary contact information
 - Compliance status, including whether they have written agreements with food recovery organizations and donations logs
- Compile this information into the Regional Detailed Report, which will be in the form of one regional document with the information on each participating city formatted by sections.

Deliverables:

- Regional Detailed Report containing a list of CEEGs formatted by participating city

Task 3 · Public Outreach

The purpose of this task is to design and implement a targeted public outreach and education campaign that will increase awareness about food rescue among commercial edible food generators in Western Riverside County. The following approach and methodology has been created especially for WRCOG to successfully roll out edible food recovery to its member jurisdictions. Our goal will be to not only promote compliance with SB 1383, but to develop a strategy that will actually 'move the needle' toward the 20% Statewide food rescue goal in Western Riverside County.

TASK 3.1: DEVELOP COMMUNICATIONS AND EDUCATION PLAN

DeGrave will develop multilingual outreach and education materials, and a detailed plan on comprehensive outreach and education efforts, for member jurisdiction's Tier 1 and Tier 2 edible food generators. Our multi-pronged, strategic communications approach for this task includes the following four phases:

PHASE 1 RESEARCH

Effective Communication, Outreach and Education Strategies are Created – Not Copied. Research is the foundation for effective impactful communication, outreach and education projects and programs. At the start of Task 3.1 our team will embark upon a

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research and discovery process for this project. Our team will use information gathered in the research phase to solidify objectives, strategies, tactics, timelines and measure results. Here are our team's recommended steps for this task:

KICK-OFF MEETING

We will commence with a kick-off meeting, which can be held virtually or in-person, and will include key WRCOG, MSW and DeGrave team members. WRCOG will provide an overview of key public outreach deliverables, identify key milestones, project timeline, identify roles and responsibilities of WRCOG and agree on Task 3 deliverables. This meeting will also give us the opportunity to consult with WRCOG on behaviors participating WRCOG cities could participate in to meet Tier 1 and Tier 2 edible food waste mandates as well as determine any barriers to motivation that may be specific to the participating cities. We will also go over commonly asked questions that WRCOG's participating cities are receiving. This information will help us refine messaging and identify opportunities to further clarify SB 1383 details.

SURVEY

We recommend developing an online survey that is sent out to key stakeholders. This survey will be used to glean qualitative and quantitative data on key stakeholders' understanding of SB 1383, how they like to receive information, barriers to participation and motivations for recycling. This data will help us further refine messaging and outreach and education methods. It will also serve as a baseline to measure success.

AUDIENCE IDENTIFICATION AND MAPPING

DeGrave Communications team members have worked with and for many WRCOG agencies. As part of our initial research efforts, we will identify key audiences. Identifying these audiences is important as it will help guide our plan rollout on how to reach these audiences. These key audiences will be gathered into a database for WRCOG.

COMMUNICATIONS AND MEDIA AUDIT

Our audit will focus on a review of what is currently being done throughout WRCOG cities and Tier 1 and 2 edible food waste generators to communicate SB 1383 requirements. We will make recommendations on how, to leverage education and outreach materials from CalRecycle in order to amplify the message.

PHASE 2: PLANNING

We will use the data and insights uncovered in Phase 1 to develop the overall Outreach and Education Plan. Prior to moving to Phase 3: Development of Outreach Materials, we will present our recommended Outreach and Education Plan to the WRCOG team to provide an opportunity for feedback and ensure a mutually agreed upon direction.

PHASE 3: IMPLEMENTATION

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Based on the research and suggested strategies and tactics these efforts may include the following items noted below. All collateral items developed will follow WRCOG and/or participating cities' brand and writing style standards. It will also provide clear and effective messaging on edible food recovery and comply with Article 4. In addition, the materials developed will be multi-lingual and based on resources provided by CalRecycle.

Five Regional Educational Workshops will be organized in-person and/or virtual (with recording).

Possible suggestions for multilingual outreach items for Tier One and Tier Two Edible Food Generators:

- Flyers
- Multilingual Stickers
- Presentation/slide templates
- Social media
- Website content
- Newsletter content
- Fact sheets
- Brochures
- PSAs
- Ads
- News Release templates
- Signage
- Workshops

PHASE 4: EVALUATION

During this entire engagement, our team will continually evaluate the progress and refine the approach, if needed. It is recommended that six months after the program is implemented that WRCOG sends out a follow-up survey to gauge the success of the outreach program.

Deliverables:

- Outreach and Education Plan

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- Multilingual Outreach and Education Materials

TASK 3.2: IMPLEMENT OUTREACH AND EDUCATION PLAN

Upon the approval of the Outreach and Education Plan, DeGrave Communications will implement the plan. This task will include the DeGrave team providing records of:

- All outreach and education efforts
- Copies of the utilized marketing materials
- The date and to whom the information was disseminated or if direct contact was made
- Recorded workshops (up to 5)

Deliverables:

- Weekly reports and updates on conducted outreach and education efforts, including emails, presentations, individuals/entities outreached, outcomes/relevant documents;
- Copies of the utilized marketing materials.
- Five-workshops (in-person or virtual)

Task 4 · Develop Inspection Schedule and Plan

The purpose of this task is to develop a written plan to conduct and document inspections and enforcement of commercial edible food generators. This plan will consist of:

- 1) written procedures to conduct outreach and inspections to individual Tier 1 and Tier 2 generators;
- 2) an electronic mechanism (e.g., Zendesk, etc.) and written procedures for member jurisdictions to receive and monitor complaints; and,
- 3) a timeline showing key start and completion dates of inspections of Tier 1 and Tier 2 generators by jurisdiction.

The written procedures will address inspections, complaints, and enforcement. They will be customized to work within each City's existing circumstances. The written inspection procedures will meet the requirements of Section 18995.1 (Jurisdiction Inspection Requirements). The written complaint procedures will include instructions how to use the electronic mechanism (e.g., Zendesk, etc.), and meet the requirements outlined in Sections 18995.3 (Jurisdiction Investigation of Complaints of Alleged Violations). The written enforcement procedures will meet the requirements of Section 18995.4 (Enforcement by a Jurisdiction) and Section 18997.2 (Penalty Amounts).

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Deliverables:

- A written implementation plan and schedule to implement and manage an inspection program in participating cities.
- Electronic mechanism to receive, monitor, and manage complaints

Task 5 - Implement Inspection Schedule and Plan

The purpose of this task is to implement the inspection program planned in Task 4. This task will include conducting inspections, managing complaints, and documenting enforcement activities.

Onboarding to Careit

We propose to use Careit to aid in the performance of inspections. Careit is a food donation and rescue program management tool. Careit makes it easy for businesses and institutions to donate surplus food. Careit also

enables municipalities to monitor, manage and report on their edible food recovery activities. More information about Careit can be found here: <https://careitapp.com/>

We will take the individual Tier generator and food recovery organization information compiled in Task 2, and upload it into Careit.

Conducting Inspections

We proposed to use Careit to inspect all Tier 1 generators, and all food recovery organizations. We will start inspections on or about April 1, 2023, and complete these inspections by December 31, 2023. We propose to use Careit to inspect all Tier 2 generators beginning January 1, 2024, and complete these inspections by June 30, 2024. Thereafter, we propose to inspect every Tier 1 and Tier 2 generator, and inspect every food recovery organization, once every fiscal year. This will ensure that all participating member jurisdictions will be in compliance with Section 18995.1 (2) (Jurisdiction Inspection Requirements). Our inspection work will consist of:

- Contacting, and visiting the locations of all commercial edible food generators, and food recovery organizations.
- Interviewing owners and employees to answer any questions, and ensure they understand the State's edible food donation requirements.
- Confirming the existence of written agreements.
- For edible food generators, reviewing written logs of food donations, and recording the types of food recovered into Careit.

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- For food recovery organizations, reviewing food donation records, and recording the types and amounts of food recovered into Careit.
- Documenting the inspections we perform in Careit.

Managing Complaints

We propose to manage the food recovery complaints received by WRCOG and each member jurisdiction. We propose to use an electronic mechanism (e.g., Zendesk, etc.) by which member cities can accept and resolve complaints received from the general public. We will provide a web link that each member jurisdiction can include on their website, which will lead to the online complaint management system. The complaint management system will enable users to enter:

- The name and contact information of the complainant (If the complaint is not anonymous)
- The identity of the alleged violator, if known.
- A description of the alleged violation including location(s) and all other relevant facts known to the complainant.
- Any relevant photographic or documentary evidence to support the allegations in the complaint.
- The identity of any witnesses, if known.

For each of the complaints received by member jurisdictions, we will:

- Start an investigation within 90 days (if we determine that the alleged facts as presented would constitute a violation of SB 1383)
- Possibly decline to investigate the complaint if we determine (with concurrence from the member jurisdiction) the investigation is unwarranted
- Contact, visit, and interview the alleged violator, and obtain their response
- Resolve the complaint; either by either by 1) confirming that the complaint is unwarranted, 2) helping to bring the violator into compliance, or, 3) conducting enforcement upon the violator.
- Inform the complainant of the resolution of the complaint
- Maintain records of all complaints and responses for the member jurisdiction's Implementation Record. These records will include the complaint as received, and its resolution.

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Documenting Enforcement Actions

We propose to document the results of enforcement activities for each member jurisdiction into Careit. We will document the number of NOVs, penalty orders, and enforcement actions that were resolved, and

categorize them by type pursuant to Section 1895.2 (12) (Implementation Record and Recordkeeping Requirements).

Deliverables:

- Documentation of the number of inspections conducted by type for commercial edible food generators and food recovery organizations, the number of complaints pursuant to Section 18995.3 of the adopted guidelines that were received and investigated, and the number of Notices of Violations issued (in partnership with participating cities) based on investigation of those complaints.
- In partnership with member jurisdictions, provide documentation of the number of Notices of Violation, penalty orders, and enforcement actions that were resolved, categorized by type of entity subject to the adopted guidelines. These documents will be provided monthly.

Task 6 · Draft Regional Food Recovery Program Plan

The purpose of this task is to prepare a Regional Food Recovery Plan.

The Regional Food Recovery Plan will consist of two components:

- 1) an online real-time peer-to-peer database that will enable food recovery organizations to better connect with Tier 1 and Tier 2 generators (Careit); and,
- 2) a written plan that quantifies the amount of existing recoverable food by Tier 1 and Tier 2 generators, and by member jurisdiction. This written plan will enable WRCOG to compare how its efforts relate to the State's 20% food rescue goal.

Online Peer-to-Peer Database (Careit)

The online peer-to-peer database of the Regional Food Recovery Plan will include the Tier 1 and Tier 2 generator information collected in Task 2. We propose to provide this information on a real-time basis in Careit, that will be continually accessible to WRCOG, member jurisdictions, and food recovery organizations.

We will provide training, workshops, and access to this online database to all food recovery organizations in and around Western Riverside County. We will work with WRCOG staff, and staff from member jurisdictions, and food service organizations in the use of this online tool. We will review the use of Careit with WRCOG and member jurisdiction staff prior to its approval and implementation.

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The online peer-to-peer database will enable food recovery organizations to:

- Receive real-time notifications of edible food available for donations by Tier generators;
- Coordinate the pick-up of the donations;
- Track the status of each donation; and,
- Auto-generate written agreements with generators.

Written Plan

The written plan will calculate how much additional edible food will need to be recovered by generator and by jurisdictions and help WRCOG and its member jurisdictions understand how their efforts will support the 20% state-wide food recovery diversion goal.

We will use the CalRecycle statistics to calculate the potentially recoverable food for each generator (based on our work in Task 2). We will provide insight into targets set by these statistics and create a plan for each generator to increase their donation capacity.

We will create a detailed report describing each Tier generators donation progress by jurisdiction. This report will enable member jurisdictions to monitor food recovery program participation and direct resources and outreach to increase program participation.

Deliverables:

- Report detailing the program, methodology, tactics to connect food rescue organizations with food waste generators, marketing / outreach, and implementation timeline.

Task 7 · Final Report

The purpose of this task is to provide WRCOG with a summary of the work performed, and an analysis on the status of the food recovery program in a Final Report. The summary will include the information gathered in Task 2, and the total number and detail of outreach activities and inspections performed, organized by member jurisdiction. The analysis will detail the participation of Tier 1 and 2 generators, the food recovery needs and operations of food recovery agencies, and the necessary steps, if any, that member jurisdictions should consider to ensure SB 1383 compliance.

Deliverables:

- Final report

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Exhibit B: WRCOG Insurance Requirements

ATTACHMENT 2

MSW Proposal for Regional Food Recover and Technical Assistance Project

Regional Food Recovery and Local Assistance

Western Riverside Council of Governments

REQUEST FOR PROPOSAL SUBMISSION
NUMBER 22-13



Mariposa Eco
Consulting, Inc.

JANUARY 26, 2023

MSW CONSULTANTS
41760 Ivy St., Suite 203 Murreta, California 92562
DAVID DAVIS, CMA
David@MSW-Consultants.com
951-694-400 MSW Consultants.com

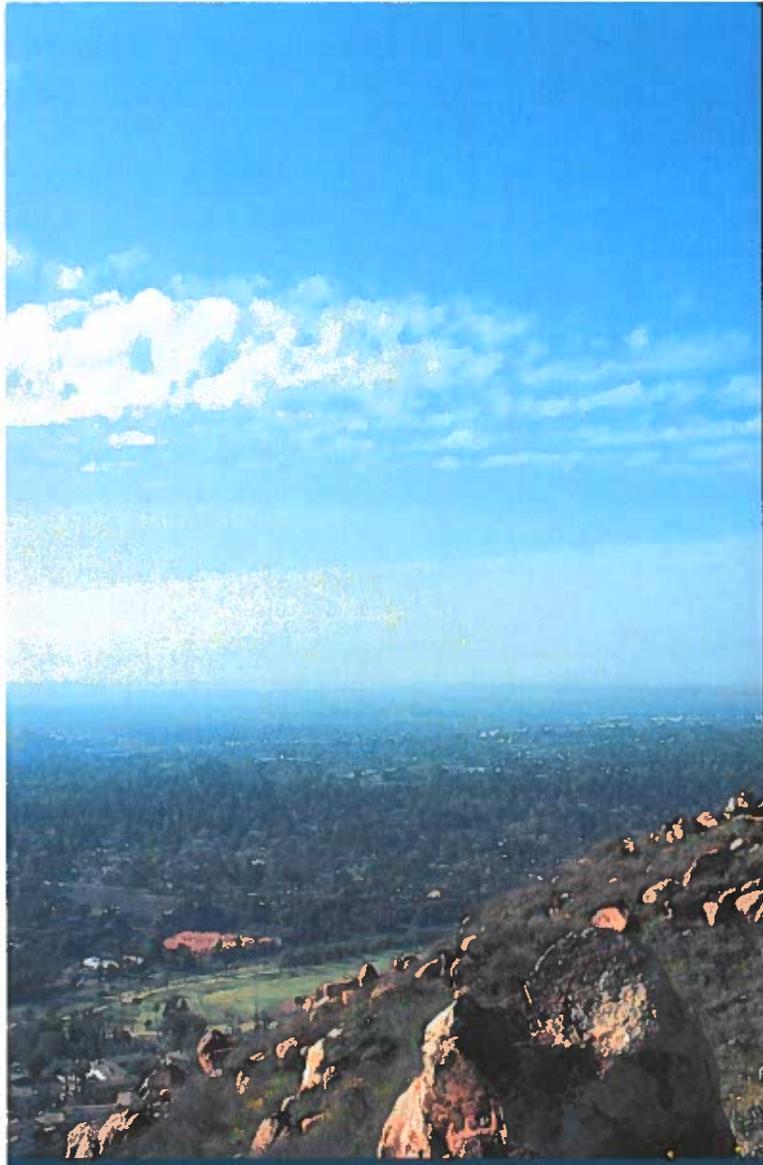
A handwritten signature in blue ink, appearing to read 'David Davis'.

DEGRAVE COMMUNICATIONS
40575 Cal Oaks Rd D2-137 Murreta, CA 92592
LISELLE DEGRAVE, APR
liselle@DeGravePR.com
951-764-0865 DeGravePR.com

A handwritten signature in blue ink, appearing to read 'Liselle DeGrave'.

MARIPOSA ECO CONSULTING, INC.
1618 Fairway Oaks Ave. Banning, California 92220
CYNTHIA LOZANO VANT HUL
cynthia@mariposaecoconsulting.com
909-560-0542 mariposaecoconsulting.com

A handwritten signature in blue ink, appearing to read 'Cynthia Lozano Vant Hul'.



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CASEY DAILEY DIRECTOR OF ENERGY & ENVIRONMENTAL PROGRAMS
3390 UNIVERSITY AVENUE, SUITE 200 · RIVERSIDE, CA 92501 · CDAILEY@WRCOG.US

JANUARY 26, 2023

DEAR MR. DAILEY,

MSW Consultants, along with DeGrave Communications, and Mariposa Eco Consulting, are pleased to submit this proposal to perform Regional Food Recovery & Local Assistance to the Western Riverside Council of Governments (WRCOG). We believe our experienced staff and our breadth of knowledge in the solid waste and communications industries enables us to successfully perform this project. The following characteristics of our team set us apart from our competitors.



Team with extensive experience in assisting local governments comply with AB 341, AB 1826 and SB 1383

3

Top Team Members with Accreditations in Public Relations (DeGrave Com)

75+

Collective Years in Marketing, Communications and Branding (DeGrave Com)

15+

Industry awards (DeGrave Com)

Founded in 2000, MSW Consultants has provided solid waste and recycling consulting services exclusively to local governments in the areas of finance, economics, and public policy. With over 30 years experience in the solid waste industry, our organization has provided a broad range of solid waste consulting services to over 80 cities, counties and special districts in the areas of auditing, contract negotiation, rate setting, competitive service procurement, contract compliance, waste diversion, and regulatory compliance.

With DeGrave Communications' in-depth experience in developing award-winning communications, marketing and branding strategies for dozens of public-sector agencies, and first-hand knowledge of Southern California, we believe our team is the perfect fit and will bring a unique understanding to this project. For this project, MSW Consultants will serve as prime contractor. As president of MSW Consultants, I have the authority to bind the firm in a contract with WRCOG. I acknowledge that the proposal will be valid for at least 90 days and will become part of MSW Consultants' professional service agreement with WRCOG.

Collectively, the MSW Consultants/DeGrave/Mariposa Eco Consulting team have an unmatched understanding of the Riverside County region and have worked with several WRCOG member jurisdictions. Our firms will work side-by-side to achieve the objectives, and tasks set forth in this proposal. MSW Consultants will take the lead on the overall project management, and execution of Tasks 1, 2, 4, 5, 6, 7. The DeGrave team will oversee the execution of Task 3, and collaborate with MSW Consultants in Task 7. Mariposa Eco Consulting will support Tasks 4, 5 and 6.

Thank you for the opportunity to submit our proposal. Our team would welcome the opportunity to interview with WRCOG staff and member agencies.

Sincerely yours,

DAVID DAVIS, CMA
PRESIDENT · MSW CONSULTANTS

41760 Ivy St., Suite 203 · Murrieta, California 92562
951.694.4001 · dave@msw-consultants.com

LISELLE REGUIERO DEGRAVE, APR
PRESIDENT · DEGRAVE COMMUNICATIONS, INC.

40575 Cal Oaks Road D2-137 · Murrieta, CA 92562
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CYNTHIA LOZANO VANT HUL PRESIDENT
PRESIDENT · MARIPOSA ECO CONSULTING

1618 Fairway Oaks Avenue · Banning, California 92220
909-560-0542 · cynthia@mariposaecoconsulting.com



D. Firm Capabilities

D. Firm Capabilities

2000
Founded



Locally Based in
Murrieta, CA



Multilingual
Capabilities



Knowledge of
Riverside County



Specialization in SB 1383
Outreach Projects

9

Collectively we have worked with
9 WRCOG Member agencies

D. Firm Capabilities (A & B)

MSW CONSULTANTS

A. MSW Consultants has provided solid waste consulting services to over 80 local governments in the areas of finance, economics, and public policy. We have over 30 years of experience providing consulting service over the full range of integrated waste management including collection, recycling, material processing, and disposal. We are continually helping our clients navigate the myriad of federal, state, and local rules that govern the solid waste management industry.

DEGRAVE COMMUNICATIONS

A. DeGrave Communications has a proven track record of working on dozens of similar projects to those listed in the scope of work. From developing large-scale agency-wide strategic communications plans to smaller waste-specific campaign communication outreach plans, our team has tackled them all. We understand the value of creating plans that are agency-specific, not cookie cutter. Specifically, our team has worked with City of Folsom, City of Newport Beach, City of Agoura Hills and City of Downey to develop communication plans for their unique SB 1383 outreach efforts. We assist our statewide public agencies with social media outreach, website copy and material development daily. As we have transitioned into a digital world, we have been able to help our clients with townhall meetings both in-person and virtually. More recently, we worked with SAWPA to develop a three-county outreach effort for a Trust the Tap campaign in English, Spanish and Chinese. Providing educational materials and resources to SAWPA's member agencies in Orange, Riverside and San Bernardino Counties.

MARIPOSA ECO CONSULTING, INC.

A. Mariposa Eco Consulting integrates all aspects of an environmental

management firm, including air, water, solid waste, sustainable program management, energy, greenhouse gas reduction and measurement, hazardous waste and universal waste management, and resource conservation. We assist our clients with seeing the benefits of a sustainable earth; complying with and improving upon environmental laws, while generating profits and growth.

MSW CONSULTANTS

B. The MSW team consists of professional accountants and outreach specialists with extensive experience with designing and implementing solid waste programs.

DEGRAVE COMMUNICATIONS

B. Our team specializes in working with public agencies. We understand government and we understand WRCOG. Our team has worked internally and externally for public agencies; We understand the unique challenges that government agencies face. Some of our clients include: City of Agoura Hills, City of Folsom, City of Murrieta, City of Eastvale, City of Lake Elsinore, Elsinore Valley Municipal Water District, Western Municipal Water District and Lake Elsinore & San Jacinto Watersheds Authority (SAWPA).

MARIPOSA ECO CONSULTING, INC.

B. Mariposa Eco Consulting works with all aspects of businesses, local government, and communities to design, develop, and implement sustainable programs that work. We take the time to understand the specific circumstances of our clients, including demographics, economics, and environmental factors, allowing our clients to realize profits and compliance.

D. Firm Capabilities (C)

MSW CONSULTANTS

DAVID DAVIS, CMA · PROJECT DIRECTOR

Mr. David Davis is a Certified Management Accountant (CMA) with over 30 years of experience in the field of solid waste management. Mr. Davis' expertise lies in working with municipal managers to maximize the value of the solid waste services provided to their ratepayers. He has held executive management positions in both the private and public sectors and has extensive experience in providing business advisory services to local government in the field of solid waste management.

Role: Mr. Davis will serve as the Project Director for this project. He will be the main point of contact and have overall responsibility for the project. He will direct the planning of the project and attend all meetings.

LUCAS ARIAS · PROJECT MANAGER

Lucas is a highly effective project manager. He has substantial experience in the waste industry and has served multiple cities across Los Angeles, Orange, Riverside, and Ventura counties. He graduated from California State University, Northridge with a BA in Jazz Studies. Before entering the waste industry, Mr. Arias has performed as a trumpet player and drummer with multiple artists across the country.

Role: Mr. Arias will serve as Project Manager. He will oversee the day-to-day operation to ensure all milestone and deadlines are met and review all reports for each task on this project. He will serve as task lead for facilitating meetings, assessing capacity and compliance, and developing and implementing the inspection program.

GIRARD MOBLEY · PROJECT ANALYST

Mr. Mobley is a skilled financial and project analyst. He has extensive experience in conducting audits on waste haulers for municipalities, and in providing recycling outreach and education to commercial waste generators. He graduated from San Diego State University with a BS in Business Administration with a focus on Finance and a minor in Economics. He is also a certified practitioner in the zero waste principles and practices.

Role: Mr. Mobley will serve as Project Analyst. He will serve as task lead for developing the food recovery program, drafting the final report and assisting as needed for all other tasks.

ALYSON SCHILL · CEO, CAREIT

Alyson brings an intimate knowledge of zero food waste to powerfully move initiatives forward. She continues to thrive at the heart of shaping and advocating for city, county, and statewide policies and support for food waste prevention. With a background in volunteer management, gleaning, sustainable event production, environmental service-learning leadership in educational institutions, and restaurant management, Alyson combines experiences from across the food waste chain to create meaningful and comprehensive waste reduction programs. Alyson is the CEO of the food donation app, Careit.

Role: Alyson will assist with onboarding jurisdictions into the Careit app and training. She will also provide technical support during inspections to tier generators.

D. Firm Capabilities (C)

KAYLA FRIEDERICH · OUTREACH TECHNICIAN

Ms. Kayla Friederich is a diligent project analyst new to the solid waste industry. She has high standards for reporting quality data and providing effective outreach. Before joining MSW Consultants, Ms. Friederich has customer service experience in food service and retail. She has also gained further communication experience through social media creation by interning with The Water Conservation Garden and by assisting her family's small business.

Role: Ms. Friederich will serve as Outreach Technician. She will assist with capacity and compliance, implementing public outreach, and implementing the inspection program.

DEGRAVE COMMUNICATIONS, INC.

LISELLE DEGRAVE, APR · DIRECTOR

A veteran communicator, Liselle has nearly 20 years of experience and her expertise includes spearheading communications, marketing and outreach projects for public-sector, and non-profit clients throughout California. Her background blends both in-house communications and agency expertise to ensure impactful communications strategies for the clients she serves. She will serve as the principal-in-charge.

Role: Will be involved in Task 3 - overseeing the project management for all outreach efforts as well as strategy.

RACHEL MCGUIRE, MBA, APR · PROJECT MANAGER

Rachel is a recognized leader in the field of public relations and communications and brings nearly 20 years of experience working in-house and in an agency setting to this project along with a proven track record of award-winning communications, marketing, outreach and branding strategies. For this engagement, Rachel will serve as the director leading DeGrave Communication's fully integrated team of communications, marketing and outreach professionals.

Role: Will be involved in Task 3 - serving as project manager for all outreach efforts as well as strategy and developing copy.

JESSICA WINN · ACCOUNT EXECUTIVE

Jessica is a leader in the areas of organization administration and marketing. She has a proven track record of effectively supporting the DeGrave Communications team with community engagement, managing project organization and research. For this endeavor she will serve DeGrave Communication's fully integrated team of communications, marketing and outreach professionals to support research efforts.

Role: Will be involved in Task 3 - serving the team with any member agency requests, scheduling agency workshops and needed organizational support.

ASHLEY RINGGER · STRATEGIC VISUAL DESIGNER

Ashley is an accomplished professional in the fields of communications and public affairs. She brings nearly 15 years of experience in community outreach and engagement as well as graphic and website design to RMG

D. Firm Capabilities (C)

Communications. With a passion for public service and working in water, Ashley has designed communications campaigns and collateral for our clients, including program websites, social media content and graphics, fact sheets, water quality reports and Prop. 218 notifications. A gifted storyteller, graphic artist and web designer she will assist with crafting dynamic visuals together with meaningful content for this project.

Role: Will be involved in Task 3 – designing all needed campaign design elements including, but not limited to e-blasts, social media posts and campaign materials.

MARIPOSA ECO CONSULTING, INC.

CYNTHIA LOZANO VANT HUL · PROJECT MANAGER

Cynthia Lozano Vant Hul (President/Project Manager) is qualified by reasons of education, training background and over 25 years' experience in the solid waste and recycling industry. Cynthia has 14 years' experience providing subcontracting contract services. Cynthia holds a Master of Public Administration degree, from California State University San Bernardino. Since 2003, Cynthia has been a Director with the Southern California Waste Management Forum (SCWMF). In 2022, Cynthia was appointed as the President of the SCWMF. In 2019, she was appointed as a Director to the Women in Solid Waste & Recycling (WISR), new LA Chapter and since 2000 a member in good standing with the California Resource Recovery Association (CRRRA).

Role: Cynthia will assist with the design of the inspection plan and edible food recovery program.

KYLE VANT HUL · PROJECT ANALYST

Kyle Vant Hul (Project Analyst) has 14 years' experience in the solid waste and recycling industry. He is a certified resource, recovery, and recycling consultant. Since 2011, Kyle was the lead recycling trainer for the LAUSD Expanded Recycling program. Kyle have led numerous comprehensive City audits in the Los Angeles, Orange, and Imperial Counties and in the Los Angeles County Garbage Districts. In 2017/2018 Kyle led sixteen Zero Waste Representatives in the Northeast Valley (NEV) City of Los Angeles, recycLA program. Today, Kyle provides the "On the Ground" daily assistance with the Recycling Coordinator staff within the LA Market in completing site assessments, program implementation and training.

ROLE: Kyle will assist with the implementation of the inspection program.

D. Firm Capabilities

D. Firm Capabilities (D)

MSW CONSULTANTS

MSW Consultants is owned by David Davis, CMA and is a small size S-corp located in Murrieta, CA.

DEGRAVE COMMUNICATIONS

DeGrave Communications, Inc. is owned by Liselle DeGrave, APR and is a small size S-corp located in Murrieta, CA.

MARIPOSA ECO CONSULTING, INC.

Mariposa Eco Consulting, Inc. is owned by Cynthia Lozano Vant Hul and is a small sized California corporation located in Banning, CA.

D. Firm Capabilities (E)

MSW CONSULTANTS

MSW Consultants is owned by David Davis, CMA and is an S-corp founded in 2000.

DEGRAVE COMMUNICATIONS

DeGrave Communications, Inc. is currently an S-corp, incorporated in 2018, but founded in 2003 as a sole proprietorship.

MARIPOSA ECO CONSULTING, INC.

Mariposa Eco Consulting, Inc. is a California corporation: #C4009500, incorporated in 2011.

D. Firm Capabilities (F)

There are no special issues, problems, or risks that are likely to be encountered in this project and how the Proposer would propose to address them.

MSW Consultants, DeGrave Communications and Mariposa are all equal opportunity employers and do not condone any type of discrimination in the workplace.

At MSW Consultants, we believe that equal opportunity applies to everyone, we also understand that it is especially important for people in groups that have historically been subjected to unfair treatment in the workplace. Although we don't promise to employ or promote all people in such groups, we do pledge to treat qualified job applicants and employees eligible for promotion fairly. We also pledge to avoid discriminating against them based on conscious or unconscious biases.

Moreover, we prohibit discrimination and harassment of any type and afford equal employment opportunities to employees and applicants without regard to race, color, religion, sex, sexual orientation, gender identity or expression, pregnancy, age, national origin, disability status, genetic information, protected veteran status, or any other characteristic protected by law. We conform to the spirit as well as to the letter of all applicable laws and regulations.

D. Firm Capabilities

D. Firm Capabilities (G)

MSW Consultants is 50% women-owned. We are an SB (Micro) certified firm, CID#: 2001476.

DeGrave Communications is a 51% women-owned, minority-owned, business. We are a WOSB, DBE and SBE certified firm. CUCP 49193 Metro 8782

Mariposa Eco Consulting, Inc. is a Women Business Enterprise (Women-Owned), small and disadvantage certificated company.

D. Firm Capabilities (H)

Experts in municipal waste and outreach make our team one-of-a-kind

WRCOG will benefit from the knowledge and expertise of our handpicked, fully integrated team of municipal waste and outreach professionals. Our proposed team of industry leaders combines MSW Consultants, veteran municipal solid waste management specialists, with DeGrave Communications' award-winning team of seasoned communications professionals along with and Mariposa's added "boots on the ground" grassroots efforts.

Together our seasoned team will provide WRCOG's member jurisdictions with a no-hassle, all-inclusive approach to a Regional Food Recovery & Local Assistance. Our team's streamlined proven strategy combines our firms' efforts and minimizes administrative costs for WRCOG to be able to complete the project with only one consultant to manage.

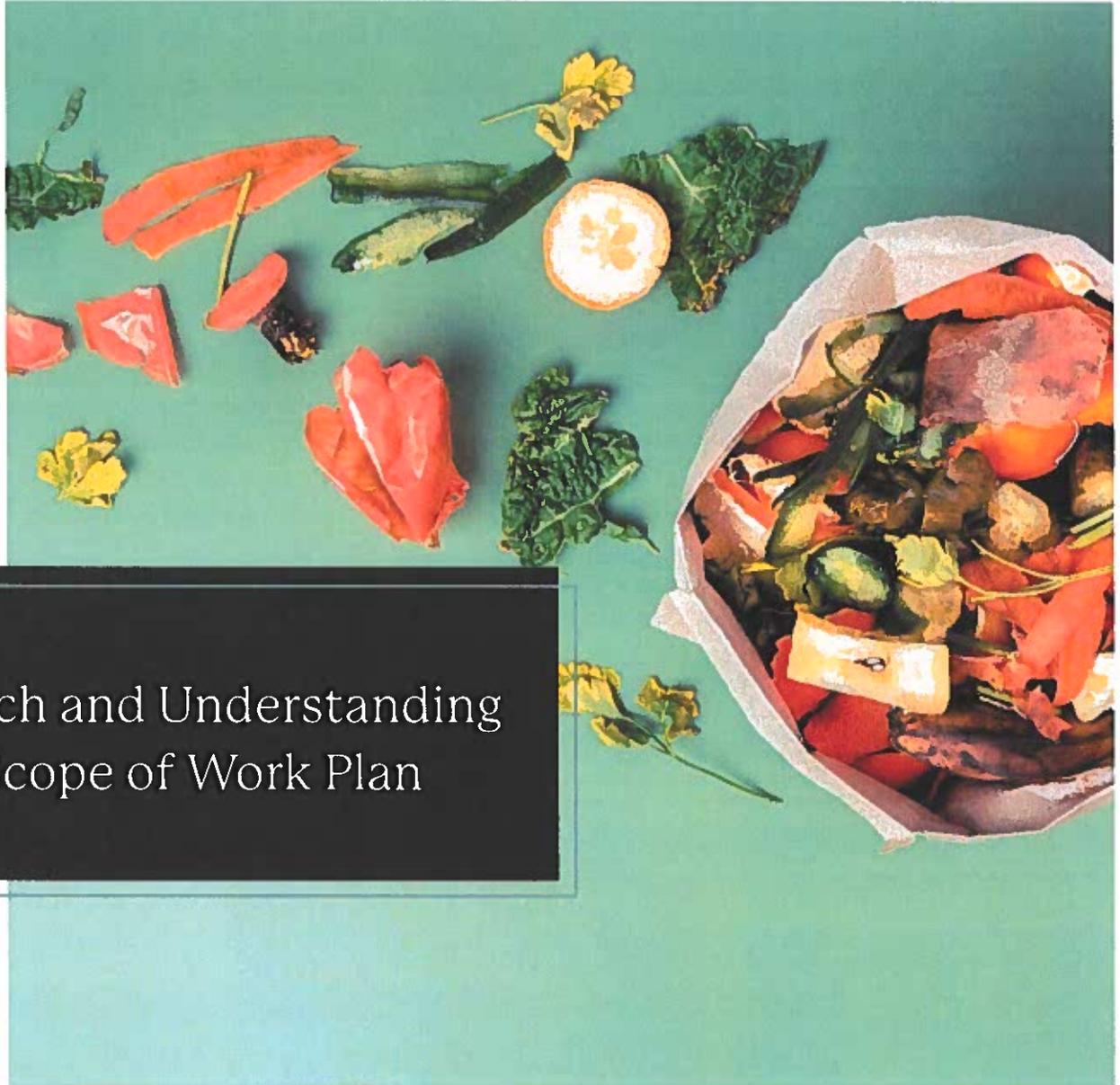
In addition, all three firms are based in Riverside County and have worked for many WRCOG jurisdictions.

MSW Consultants specializes in providing consulting service exclusively to local governments in the areas of waste contract procurement and negotiation, education and outreach, regulatory compliance, waste contract compliance audits, and customer rate-setting. To avoid any real or apparent conflicts of interest, we choose to not work for private waste companies. As a result, we bring a high level of independence and objectivity to our client engagements. MSW Consultants is currently providing solid waste consulting services to WRCOG members in the cities of Corona and Jurupa Valley and has provided services to the City of Norco.

DeGrave Communications has extensive knowledge of working with WRCOG member agencies, including the cities of Eastvale, Lake Elsinore, Murrieta, Menifee, along with Western Municipal Water District and Eastern Municipal Water District. We are well versed in SB 1383 and proven communication techniques to drive behavior change. We have developed personalized SB 1383 campaigns for the cities Agoura Hills, Newport Beach (award-winning), Folsom and Downey. These unique campaigns consider each agencies needs and goals to ensure long-term success. Our tailored approach to each agency is never cookie cutter and ensures each outreach program is successfully implemented at each agency.

Mariposa Eco Consulting's expertise as an environmental management consulting firm will complement the MSW Consultants team as they serve as a connection point with businesses in the WRCOG area.

E. Approach and Understanding
of the Scope of Work Plan



E. Approach and Understanding of the Scope of Work Plan

PROJECT UNDERSTANDING

A key goal of SB 1383 is to collect edible food that would otherwise go to waste, and redistribute it to feed people in need.

To achieve this goal, SB 1383 requires local jurisdictions to promote relationships between certain businesses that generate excess edible food (Tier 1 and Tier 2 generators), and food recovery organizations (e.g., food banks, food runners, etc.). Jurisdictions are required to: 1) conduct education and outreach to businesses, 2) monitor and keep records regarding each business' compliance, and, 3) enforce the regulations.

The approach of SB 1383 is to build upon existing food recovery networks. Moreover, jurisdictions are required to identify any shortfalls in existing capacity, and submit plans to CalRecycle on how they intend to fill any capacity gaps. The regulations require each individual jurisdiction to implement their own edible food recovery program.

However, because existing food recovery networks often cross over individual city boundaries, a regional approach often results in greater efficiency. Instead of throwing good food in the trash, businesses are required to donate that food (and keep a record of their donations). As a result, there is a double benefit. Edible food that would have otherwise been landfilled (and contribute to climate change), is used to reduce food insecurity.

OBJECTIVES

The objectives of this project are to assist WRCOG member jurisdictions by:

- Educating Tier 1 and Tier 2 businesses about their food donation obligations
- Increasing Tier 1 and Tier 2 businesses access to food recovery organizations, and food recovery services

- Monitoring Tier 1 and Tier 2 businesses' compliance with food recovery program requirements
- Identify any gaps in edible food recovery capacity, and help plan to fill those gaps, if needed.

APPROACH

Our approach to this project will be to apply our extensive experience in SB 1383 program implementation, to WRCOG'S specific requirements. We will be fully committed to the overall mission of WRCOG solid waste and recycling strategic goals.

In our proposed scope of work, we have highlighted several specialized approaches that enable us to efficiently accomplish the program objectives. We believe that our experience, and our specialized approaches, uniquely qualify us to perform this work for WRCOG.

DETAILED SCOPE OF WORK AND BUDGET

To accomplish WRCOG's objectives, we propose to perform the tasks detailed below.

Task 1 - Project Management

The purpose of this task is to keep the project on schedule and on task.

SUBTASK 1.1: KICKOFF MEETING/ANNUAL PROJECT STATUS MEETING

We will conduct an initial project kickoff meeting with WRCOG staff and representatives of member jurisdictions. We will also conduct annual project status meetings at the beginning of each year of the project. All meetings will be conducted via video conference call. At these meetings, we will discuss the overall status of the project. This will include, but not be limited to, a review of: 1) project objectives, 2) the scope of work, 3) key issues, 4) work products, and, 5) project schedule.

E. Approach and Understanding of the Scope of Work Plan

Deliverables:

- Meeting notes
- Materials for kickoff meeting and annual project status meetings

SUBTASK 1.2: PROJECT TEAM COORDINATION

In addition to our kickoff meeting and annual project status meetings, we will conduct biweekly meetings, make regular phone calls, send and respond to e-mails, and participate in other communications with WRCOG to keep the project on schedule and within budget.

Deliverables:

- Meeting notifications
- Meeting agendas and notes

TASK 1.3: PROJECT MANAGEMENT UPDATE MEETINGS

We will schedule up to eight (8) meetings with WRCOG staff and representatives of participating cities to provide information and obtain feedback on draft deliverables.

Deliverables:

- Meeting notifications
- Meeting agendas and notes
- Other relevant drafts and documents

Task 2 - Capacity and Compliance

The purpose of this task is to review and determine the capacity of food recovery organizations, and confirm which Tier 1 and Tier 2 generators have written agreements. To accomplish this task, we will build on the information we gathered in the organic waste capacity study that we performed for WRCOG in 2022.

We will review and determine the capacity of food recovery organizations in Subtask 2.1.

We will confirm which commercial edible food generators have written agreements in Subtask 2.2.

SUBTASK 2.1: FOOD RECOVERY AGENCIES AND ORGANIZATIONS

To review and determine the capacity of food recovery organizations, we will:

- Compile the FROs from participating cities into a Regional Detailed Report
- Review and report the FRO available capacity of each participating city
- Determine whether the FROs have a food recovery agreement, if they do not, we will provide them a sample agreement
- Update the list of food recovery organizations and services to update participating jurisdictions' websites to reflect their:
 - Name and physical address
 - Contact information
 - Collection service area
 - Types of recoverable food accepted

Deliverables:

- Regional Detailed Report containing a list of FRO formatted by each participating city

SUBTASK 2.2: TIER 1 AND TIER 2 EDIBLE FOOD WASTE GENERATORS COMPLIANCE

To confirm which commercial edible food generators have written agreements, we will:

- Compile the existing lists of CEFGs from participating cities into the

E. Approach and Understanding of the Scope of Work Plan

Regional Detailed Report from task 2.1

- Review the list to determine if they qualify as Tier 1 or Tier 2 generators
- Review the generators access to capacity via food recovery agreements
- Update the list of Tier 1 and Tier 2 commercial edible food generators by jurisdiction to reflect:
 - Customer name and address
 - Primary contact information
 - Compliance status, including whether they have written agreements with food recovery organizations and donations logs
- Compile this information into the Regional Detailed Report, which will be in the form of one regional document with the information on each participating city formatted by sections.

Deliverables:

- Regional Detailed Report containing a list of CEEGs formatted by participating city

Task 3 • Public Outreach

The purpose of this task is to design and implement a targeted public outreach and education campaign that will increase awareness about food rescue among commercial edible food generators in Western Riverside County. The following approach and methodology has been created especially for WRCOG to successfully roll out edible food recovery to its member jurisdictions. Our goal will be to not only promote compliance with SB 1383, but to develop a strategy that will actually 'move the needle' toward the 20% Statewide food rescue goal in Western Riverside County.

TASK 3.1: DEVELOP COMMUNICATIONS AND EDUCATION PLAN

DeGrave will develop **multilingual outreach and education materials,**

and a detailed plan on comprehensive outreach and education efforts, for member jurisdiction's Tier 1 and Tier 2 edible food generators. Our multi-pronged, strategic communications approach for this task includes the following four phases:

PHASE 1 RESEARCH

Effective Communication, Outreach and Education Strategies are Created – Not Copied. Research is the foundation for effective impactful communication, outreach and education projects and programs. At the start of Task 3.1 our team will embark upon a research and discovery process for this project. Our team will use information gathered in the research phase to solidify objectives, strategies, tactics, timelines and measure results. Here are our team's recommended steps for this task:

KICK-OFF MEETING

We will commence with a kick-off meeting, which can be held virtually or in-person, and will include key WRCOG, MSW and DeGrave team members. WRCOG will provide an overview of key public outreach deliverables, identify key milestones, project timeline, identify roles and responsibilities of WRCOG and agree on Task 3 deliverables. This meeting will also give us the opportunity to consult with WRCOG on behaviors participating WRCOG cities could participate in to meet Tier 1 and Tier 2 edible food waste mandates as well as determine any barriers to motivation that may be specific to the participating cities. We will also go over commonly asked questions that WRCOG's participating cities are receiving. This information will help us refine messaging and identify opportunities to further clarify SB 1383 details.

SURVEY

We recommend developing an online survey that is sent out to key stakeholders. This survey will be used to glean qualitative and quantitative

E. Approach and Understanding of the Scope of Work Plan

data on key stakeholders' understanding of SB 1383, how they like to receive information, barriers to participation and motivations for recycling. This data will help us further refine messaging and outreach and education methods. It will also serve as a baseline to measure success.

AUDIENCE IDENTIFICATION AND MAPPING

DeGrave Communications team members have worked with and for many WRCOG agencies. As part of our initial research efforts, we will identify key audiences. Identifying these audiences is important as it will help guide our plan rollout on how to reach these audiences. These key audiences will be gathered into a database for WRCOG.

COMMUNICATIONS AND MEDIA AUDIT

Our audit will focus on a review of what is currently being done throughout WRCOG cities and Tier 1 and 2 edible food waste generators to communicate SB 1383 requirements. We will make recommendations on how, to leverage education and outreach materials from CalRecycle in order to amplify the message.

PHASE 2: PLANNING

We will use the data and insights uncovered in Phase 1 to develop the overall Outreach and Education Plan. Prior to moving to Phase 3: Development of Outreach Materials, we will present our recommended Outreach and Education Plan to the WRCOG team to provide an opportunity for feedback and ensure a mutually agreed upon direction.

PHASE 3: IMPLEMENTATION

Based on the research and suggested strategies and tactics these efforts may include the following items noted below. All collateral items developed will follow WRCOG and/or participating cities' brand and writing style standards. It will also provide clear and effective messaging on edible food

recovery and comply with Article 4. In addition, the materials developed will be multi-lingual and based on resources provided by CalRecycle.

Five Regional Educational Workshops will be organized in-person and/or virtual (with recording).

Possible suggestions for multilingual outreach items for Tier One and Tier Two Edible Food Generators:

- Flyers
- Multilingual Stickers
- Presentation/slide templates
- Social media
- Website content
- Newsletter content
- Fact sheets
- Brochures
- PSAs
- Ads
- News Release templates
- Signage
- Workshops

PHASE 4: EVALUATION

During this entire engagement, our team will continually evaluate the progress and refine the approach. If needed. It is recommended that six months after the program is implemented that WRCOG sends out a follow-up survey to gauge the success of the outreach program.

Deliverables:

- Outreach and Education Plan
- Multilingual Outreach and Education Materials

E. Approach and Understanding of the Scope of Work Plan

TASK 3.2: IMPLEMENT OUTREACH AND EDUCATION PLAN

Upon the approval of the Outreach and Education Plan, DeGrave Communications will **implement the plan**. This task will include the DeGrave team providing records of:

- All outreach and education efforts
- Copies of the utilized marketing materials
- The date and to whom the information was disseminated or if direct contact was made
- Recorded workshops (up to 5)

Deliverables:

- Weekly reports and updates on conducted outreach and education efforts, including emails, presentations, individuals/entities outreached, outcomes/relevant documents;
- Copies of the utilized marketing materials.
- Five-workshops (in-person or virtual)

Task 4 • Develop Inspection Schedule and Plan

The purpose of this task is to develop a written plan to conduct and document inspections and enforcement of commercial edible food generators. This plan will consist of:

- 1) written procedures to conduct outreach and inspections to individual Tier 1 and Tier 2 generators;
- 2) an electronic mechanism (e.g., Zendesk, etc.) and written procedures for member jurisdictions to receive and monitor complaints; and,
- 3) a timeline showing key start and completion dates of inspections of Tier 1 and Tier 2 generators by jurisdiction.

The written procedures will address inspections, complaints, and

enforcement. They will be customized to work within each City's existing circumstances. The written inspection procedures will meet the requirements of Section 18995.1 (Jurisdiction Inspection Requirements). The written complaint procedures will include instructions how to use the electronic mechanism (e.g., Zendesk, etc.), and meet the requirements outlined in Sections 18995.3 (Jurisdiction Investigation of Complaints of Alleged Violations). The written enforcement procedures will meet the requirements of Section 18995.4 (Enforcement by a Jurisdiction) and Section 18997.2 (Penalty Amounts).

Deliverables:

- A written implementation plan and schedule to implement and manage an inspection program in participating cities.
- Electronic mechanism to receive, monitor, and manage complaints

Task 5 • Implement Inspection Schedule and Plan

The purpose of this task is to **implement the inspection program planned in Task 4**. This task will include conducting inspections, managing complaints, and documenting enforcement activities.

Onboarding to Careit

We propose to use Careit to aid in the performance of inspections. Careit is a food donation and rescue program management tool. Careit makes it easy for businesses and institutions to donate surplus food. Careit also enables municipalities to monitor, manage and report on their edible food recovery activities. More information about Careit can be found here: <https://careitapp.com/>

We will take the individual Tier generator and food recovery organization information compiled in Task 2, and upload it into Careit.

E. Approach and Understanding of the Scope of Work Plan

Conducting Inspections

We proposed to use Careit to inspect all Tier 1 generators, and all food recovery organizations. We will start inspections on or about April 1, 2023, and complete these inspections by December 31, 2023. We propose to use Careit to inspect all Tier 2 generators beginning January 1, 2024, and complete these inspections by June 30, 2024. Thereafter, we propose to inspect every Tier 1 and Tier 2 generator, and inspect every food recovery organization, once every fiscal year. This will ensure that all participating member jurisdictions will be in compliance with Section 18995.1 (2) (Jurisdiction Inspection Requirements). Our inspection work will consist of:

- Contacting, and visiting the locations of all commercial edible food generators, and food recovery organizations.
- Interviewing owners and employees to answer any questions, and ensure they understand the State's edible food donation requirements.
- Confirming the existence of written agreements.
- For edible food generators, reviewing written logs of food donations, and recording the types of food recovered into Careit.
- For food recovery organizations, reviewing food donation records, and recording the types and amounts of food recovered into Careit.
- Documenting the inspections we perform in Careit.

Managing Complaints

We propose to manage the food recovery complaints received by WRCOG and each member jurisdiction. We propose to use an electronic mechanism (e.g., Zendesk, etc.) by which member cities can accept and resolve complaints received from the general public. We will provide a

web link that each member jurisdiction can include on their website, which will lead to the online complaint management system. The complaint management system will enable users to enter:

- The name and contact information of the complainant (If the complaint is not anonymous)
- The identity of the alleged violator, if known.
- A description of the alleged violation including location(s) and all other relevant facts known to the complainant.
- Any relevant photographic or documentary evidence to support the allegations in the complaint.
- The identity of any witnesses, if known.

For each of the complaints received by member jurisdictions, we will:

- Start an investigation within 90 days (if we determine that the alleged facts as presented would constitute a violation of SB 1383)
- Possibly decline to investigate the complaint if we determine (with concurrence from the member jurisdiction) the investigation is unwarranted
- Contact, visit, and interview the alleged violator, and obtain their response
- Resolve the complaint; either by either by 1) confirming that the complaint is unwarranted, 2) helping to bring the violator into compliance, or, 3) conducting enforcement upon the violator.
- Inform the complainant of the resolution of the complaint
- Maintain records of all complaints and responses for the member jurisdiction's Implementation Record. These records will include the complaint as received, and its resolution.

E. Approach and Understanding of the Scope of Work Plan

Documenting Enforcement Actions

We propose to document the results of enforcement activities for each member jurisdiction into Careit. We will document the number of NOVs, penalty orders, and enforcement actions that were resolved, and categorize them by type pursuant to Section 1895.2 (12) (Implementation Record and Recordkeeping Requirements).

Deliverables:

- Documentation of the number of inspections conducted by type for commercial edible food generators and food recovery organizations, the number of complaints pursuant to Section 18995.3 of the adopted guidelines that were received and investigated, and the number of Notices of Violations issued (in partnership with participating cities) based on investigation of those complaints.
- In partnership with member jurisdictions, provide documentation of the number of Notices of Violation, penalty orders, and enforcement actions that were resolved, categorized by type of entity subject to the adopted guidelines. These documents will be provided monthly.

Task 6 · Draft Regional Food Recovery Program Plan

The purpose of this task is to **prepare a Regional Food Recovery Plan**. The Regional Food Recovery Plan will consist of two components:

- 1) an online real-time peer-to-peer database that will enable food recovery organizations to better connect with Tier 1 and Tier 2 generators (Careit); and,
- 2) a written plan that quantifies the amount of existing recoverable food by Tier 1 and Tier 2 generators, and by member jurisdiction. This written plan will enable WRCOG to compare how its efforts relate to the State's 20% food rescue goal.

Online Peer-to-Peer Database (Careit)

The online peer-to-peer database of the Regional Food Recovery Plan will include the Tier 1 and Tier 2 generator information collected in Task 2. We propose to provide this information on a real-time basis in Careit, that will be continually accessible to WRCOG, member jurisdictions, and food recovery organizations.

We will provide training, workshops, and access to this online database to all food recovery organizations in and around Western Riverside County. We will work with WRCOG staff, and staff from member jurisdictions, and food service organizations in the use of this online tool. We will review the use of Careit with WRCOG and member jurisdiction staff prior to its approval and implementation.

The online peer-to-peer database will enable food recovery organizations to:

- Receive real-time notifications of edible food available for donations by Tier generators;
- Coordinate the pick-up of the donations;
- Track the status of each donation; and,
- Auto-generate written agreements with generators.

Written Plan

The written plan will calculate how much additional edible food will need to be recovered by generator and by jurisdictions and help WRCOG and its member jurisdictions understand how their efforts will support the 20% state-wide food recovery diversion goal.

We will use the CalRecycle statistics to calculate the potentially recoverable food for each generator (based on our work in Task 2). We will provide insight into targets set by these statistics and create a plan for each generator to increase their donation capacity.

E. Approach and Understanding of the Scope of Work Plan

We will create a detailed report describing each Tier generators donation progress by jurisdiction. This report will enable member jurisdictions to monitor food recovery program participation and direct resources and outreach to increase program participation.

Deliverables:

- Report detailing the program, methodology, tactics to connect food rescue organizations with food waste generators, marketing / outreach, and implementation timeline.

Task 7 • Final Report

The purpose of this task is to provide WRCOG with a summary of the work performed, and an analysis on the status of the food recovery program in a Final Report. The summary will include the information gathered in Task 2, and the total number and detail of outreach activities and inspections performed, organized by member jurisdiction. The analysis will detail the participation of Tier 1 and 2 generators, the food recovery needs and operations of food recovery agencies, and the necessary steps, if any, that member jurisdictions should consider to ensure SB 1383 compliance.

Deliverables:

- Final report

Budget



Budget and Timeline

We have included our proposed annual non-to-exceed budget for the first contract year of this project in Schedule 1 on the following page. Our budget shows the hours by task and by staff member extended by their hourly rate. This is the proposed cost for Contract Year 1.

We will perform the same scope of work during Contract Year 2, Contract Year 3, and any subsequent Contract Years at hourly rates that are increased by no more than the annual change in the Consumer Price Index. Further, if the level of effort decreases after Contract Year 1, we will negotiate a revised scope of work in good faith with WRCOG and the member jurisdictions.

In Schedule 2, we have included a breakdown of our budget by member jurisdiction. Because of their fixed nature, the total proposed budget amounts for Task 1 (Project Management) and Task 3 (Public Outreach) do not change based on the number of participating jurisdictions.

We propose to bill for this project on a time and material, not-to-exceed basis. Therefore, we will only bill for the hours we work. If our project tasks require less time than anticipated, we will pass the savings on to WRCOG. If WRCOG requests that we perform any additional work outside the scope of work, we will do so at the same hourly rates. We will obtain WRCOG's written approval prior to performing any additional work. We will invoice WRCOG monthly. Our invoices will describe the work performed by each staff member with the hours worked each day extended by the hourly billing rate.

We have included our proposed project timeline in Schedule 3.

Schedule 1 – Hours by Task

| Task | Description | Principal MSW Consultants | Principal in Charge/Sr. Communications Manager DeGrave | Project Manager MSW Consultants | Project Manager Mariposa EcoConsulting | Project Analyst MSW Consultants | Account Executive DeGrave | Strategic Visual Designer DeGrave | Project Analyst Mariposa | Outreach Technicians MSW Consultants | Total Hours | Total Cost |
|----------|--|---------------------------|--|---------------------------------|--|---------------------------------|---------------------------|-----------------------------------|--------------------------|--------------------------------------|--------------|--------------------|
| 1 | Project Management | | | | | | | | | | | |
| 1.1 | Kickoff Meeting | 5 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 20 | \$4,000 |
| 1.2 | Project Team Coordination | 32 | 0 | 32 | 11 | 54 | 0 | 0 | 11 | 86 | 216 | \$38,546 |
| 1.3 | Project Management Update Meetings | 10 | 2 | 36 | 2 | 0 | 0 | 0 | 0 | 0 | 40 | \$7,600 |
| | Subtotal - Task 1 | 37 | 7 | 63 | 18 | 54 | 0 | 0 | 11 | 86 | 276 | \$50,146 |
| 2 | Capacity and Compliance | | | | | | | | | | | |
| 2.1 | Food Recovery Agencies and Organizations | 7 | 0 | 28 | 0 | 33 | 0 | 0 | 0 | 66 | 131 | \$22,598 |
| 2.2 | Tier 1 and Tier 2 Compliance | 23 | 0 | 93 | 0 | 116 | 0 | 0 | 0 | 233 | 465 | \$80,195 |
| | Subtotal - Task 2 | 30 | 0 | 119 | 0 | 149 | 0 | 0 | 0 | 299 | 596 | \$102,793 |
| 3 | Public Outreach | | | | | | | | | | | |
| 3.1 | Develop Outreach and Education Plan | 0 | 100 | 0 | 0 | 0 | 82 | 45 | 0 | 0 | 227 | \$36,100 |
| 3.2 | Implement Outreach and Education Plan | 0 | 100 | 0 | 0 | 0 | 83 | 45 | 0 | 0 | 228 | \$36,250 |
| | Subtotal - Task 3 | 0 | 200 | 0 | 0 | 0 | 165 | 90 | 0 | 0 | 455 | \$72,350 |
| 4 | Inspection Program Development | | | | | | | | | | | |
| | Subtotal - Task 4 | 11 | 0 | 114 | 46 | 57 | 0 | 0 | 0 | 0 | 228 | \$42,750 |
| 5 | Inspection Program Implementation | | | | | | | | | | | |
| | Subtotal - Task 5 | 95 | 0 | 796 | 95 | 796 | 0 | 0 | 286 | 1,114 | 3,183 | \$552,568 |
| 6 | Food Recovery Program | | | | | | | | | | | |
| | Subtotal - Task 6 | 31 | 0 | 312 | 125 | 156 | 0 | 0 | 0 | 0 | 624 | \$117,000 |
| 7 | Final Report | | | | | | | | | | | |
| | Subtotal - Task 7 | 15 | 0 | 152 | 61 | 76 | 0 | 0 | 0 | 0 | 304 | \$57,000 |
| | Total Hours | 219 | 207 | 1,556 | 345 | 1,288 | 165 | 90 | 297 | 1,499 | 5,666 | |
| | Hourly Rate | \$225 | \$175 | \$175 | \$225 | \$175 | \$150 | \$140 | \$165 | \$165 | | |
| | Subtotal Fees | \$49,284 | \$36,225 | \$272,291 | \$77,735 | \$225,313 | \$24,750 | \$12,600 | \$49,083 | \$247,327 | | \$994,607 |
| | Expenses | | | | | | \$5,000 | | | \$31,830 | | \$36,830 |
| | Total | \$49,284 | \$36,225 | \$272,291 | \$77,735 | \$225,313 | \$29,750 | \$12,600 | \$49,083 | \$279,157 | | \$1,031,437 |

Schedule 2 – Fees by Jurisdiction

WRCOG Estimated of Regional Food Recovery & Local Assistance Program

| Jurisdiction | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | Task 6 | Task 7 | Total Fees |
|---------------------|-----------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|--------------------|
| Banning | \$787 | \$1,613 | \$1,214 | \$671 | \$13,020 | \$2,586 | \$894 | \$20,785 |
| Beaumont | 1,437 | 2,945 | 2,216 | 1,225 | 19,270 | 4,462 | 1,633 | 33,189 |
| Calimesa | 283 | 580 | 437 | 241 | 2,604 | 811 | 322 | 5,278 |
| Canyon Lake | 290 | 595 | 448 | 247 | 1,042 | 737 | 330 | 3,689 |
| Corona | 4,152 | 8,511 | 6,404 | 3,540 | 56,246 | 12,927 | 4,720 | 96,501 |
| Eastvale | 1,855 | 3,803 | 2,862 | 1,582 | 9,374 | 4,868 | 2,109 | 26,453 |
| Hemet | 2,351 | 4,818 | 3,626 | 2,004 | 26,561 | 7,014 | 2,672 | 49,046 |
| Jurupa Valley | 2,780 | 5,698 | 4,288 | 2,370 | 26,040 | 7,985 | 3,160 | 52,319 |
| Lake Elsinore | 1,860 | 3,813 | 2,869 | 1,586 | 24,478 | 5,750 | 2,114 | 42,470 |
| Menifee | 2,766 | 5,669 | 4,266 | 2,358 | 18,228 | 7,503 | 3,144 | 43,932 |
| Moreno Valley | 5,500 | 11,274 | 8,484 | 4,689 | 64,579 | 16,552 | 6,252 | 117,329 |
| Murrieta | 2,937 | 6,020 | 4,530 | 2,504 | 35,935 | 8,922 | 3,338 | 64,186 |
| Norco | 678 | 1,389 | 1,045 | 578 | 16,145 | 2,511 | 770 | 23,117 |
| Perris | 2,075 | 4,254 | 3,201 | 1,769 | 15,103 | 5,712 | 2,359 | 34,472 |
| Riverside | 8,246 | 16,904 | 12,720 | 7,030 | 96,348 | 24,790 | 9,373 | 175,411 |
| San Jacinto | 1,437 | 2,946 | 2,217 | 1,225 | 17,707 | 4,373 | 1,634 | 31,539 |
| Temecula | 2,881 | 5,906 | 4,444 | 2,456 | 49,476 | 9,572 | 3,275 | 78,010 |
| Wildomar | 967 | 1,981 | 1,491 | 824 | 7,291 | 2,675 | 1,099 | 16,328 |
| Unincorporated (W) | 6,865 | 14,073 | 10,590 | 5,853 | 53,122 | 19,078 | 7,804 | 117,384 |
| Total County | \$50,146 | \$102,793 | \$77,350 | \$42,750 | \$552,569 | \$148,830 | \$57,000 | \$1,031,437 |

E. Approach and Understanding of the Scope of Work Plan

Quality Control Methods

Our team uses the following tools and best practices to ensure exceptional quality control as well as budget and schedule control throughout the project.

REGULAR CLIENT CHECK-IN

These regular meetings will allow the WRCOG and our team to share progress updates and next steps to ensure all team members are aligned and that the project continues to move forward and meet all deadlines. Meetings can be held in person or will be held via Zoom calls.

WEEKLY INTERNAL TEAM STRATEGY MEETINGS

These meetings allow the internal team to touch base on project deliverables and timelines.

PROPOSED WORK SCHEDULE

Our team uses Smartsheet for day-to-day project management, timelines, approvals and follow-ups. This system helps us stay on track and accomplish all the required tasks within your desired timeline. We will give your team access to the project management sheets upon project kick-off. Not a fan of Smartsheet? We're happy to use what works best for you.



F. Appendix A:
References

F. Appendix A: References (MSW Consultants)

F. There are no special issues, problems, or risks that are likely to be encountered in this project and how the Proposer would propose to address them.

CITY OF STANTON

CESAR RANGEL

DIRECTOR OF PUBLIC WORKS

(714) 890-4203 · CRANGEL@STANTONCA.GOV

PROJECT: Solid Waste Management Consulting Services

We have been providing solid waste management consulting services to the City since 2021. Our services include providing municipal code revision for solid waste, updating the franchise agreement to conform with SB 1383, negotiate and calculate compensation for any new program from the waste hauler, implementing an edible food recovery program, assist with CalRecycle EAR reporting requirements, assist with applying for any new grant funding opportunities, and develop and implement an inspection and compliance program.

CITY OF RANCHO PALOS VERDES

RAMZI AWWAD

PUBLIC WORKS DIRECTOR – PUBLIC WORKS

(310) 544-5245 · RAWWAD@RPVCA.GOV

PROJECT: Solid Waste and Recycling Consulting Services

In 2020, we conducted a performance review of EDCO Disposal Corporation. Our work included reviewing the hauler's residential operations, customer service, and financial requirements of the franchise agreement. This was our fourth review of EDCO for the City

of Rancho Palos Verdes.

We have also reviewed the franchise fee payments and AB 341/ AB 1826 compliance of the City's non-exclusive commercial haulers (Republic Services and Waste Management).

As part of our review of the commercial waste haulers, we categorized each hauler's commercial customers, and we confirmed their compliance with AB 341 and AB 1826



CITY OF ORANGE

JOSH SOLIZ

SOLID WASTE PROGRAM MANAGER

(714) 744-5588 · JSOLIZ@CITYOFORANGE.ORG

PROJECT: Franchise Agreement Negotiation with CR&R Hauler

In 2019, we assisted the City in renegotiating its solid waste franchise agreement with CR&R. We are currently assisting the City in managing its solid waste franchise agreement with CR&R Incorporated. Our work includes assisting the City with CalRecycle compliance, and preparing for compliance with SB 1383 including updating the City's solid waste ordinance. MSW Consultants uses a proprietary web-based application Minerva® to assist the City in monitoring the AB 341 and AB 1826 compliance of its commercial and multi-family waste generators.

F. Appendix A: References (Mariposa Eco Consulting Inc.)

REPUBLIC SERVICES

SUSANNE PASSANTINO

SENIOR AREA MUNICIPAL MARKETING MANAGER

LOS ANGELES

SPASSANTINO@REPUBLICSERVICES.COM

Between 2011 and 2019 Mariposa Eco Consultants has performed over 60,000 on-site business, residential and multifamily audits on behalf of Republic Services, Los Angeles, for the cities of Bell, Cypress, Compton, Inglewood, Hawthorne, Lawndale, San Fernando, Rosemead and the County of Los Angeles Garbage Districts.

LOS ANGELES UNIFIED SCHOOL DISTRICT

STEVE CASARES

MANAGEMENT ANALYST II

SCASARES@LAUSD.NET

Since January 2012, Mariposa Eco Consultants has managed all on-site recycling, training and education development for approximately 1,500 Los Angeles Unified School District Schools facilities.

F. Appendix A: References (DeGrave Communications, Inc.)

CITY OF FOLSOM

Christine Brainerd, MPA, APR · Communications Director
 50 Natoma Way · Folsom, CA 95630
 916.461.6013 · cbrainerd@folsom.ca.us

PROJECT: SB 1383 Communications and Outreach Services
This reference and work sample is a demonstration for our capabilities for Task 3.

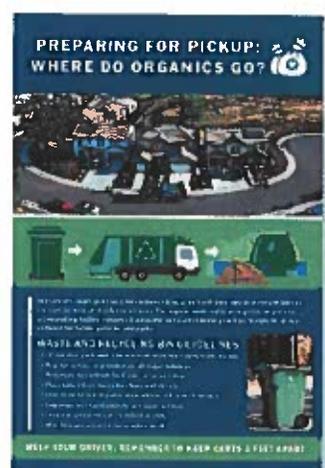
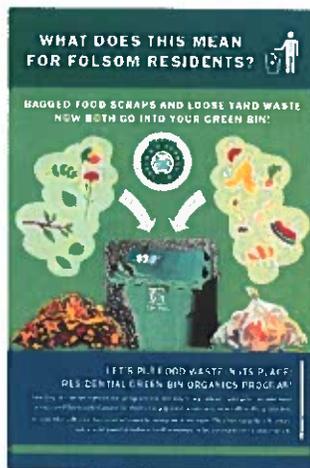


F. Appendix A: References

CITY OF FOLSOM

Christine Brainerd, MPA, APR · Communications Director
 50 Natoma Way · Folsom, CA 95630
 916.461.6013 · cbrainerd@folsom.ca.us

PROJECT: SB 1383 Communications and Outreach Services
This reference and work sample is a demonstration for our capabilities for Task 3.



F. Appendix A: References

CITY OF NEWPORT BEACH

John Pope · Communications Manager

100 Civic Center Drive · Newport Beach, CA 92660

949.644.3031 · jpoppe@newportbeach.ca.gov

PROJECT: SB 1383 Communications and Outreach Services

This reference and work sample is a demonstration for our capabilities for Task 3.



F. Appendix A: References

CITY OF AGOURA HILLS

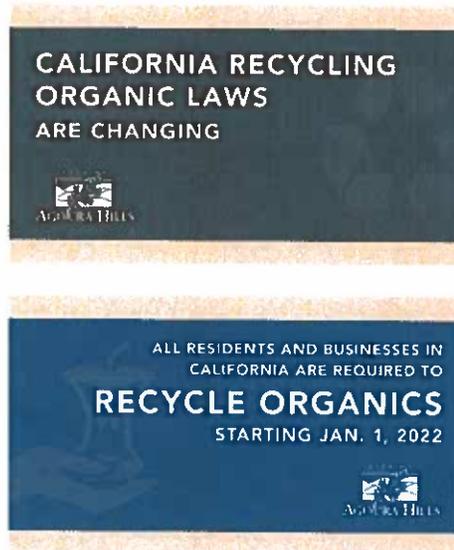
Ramiro Adeva · Assistant City Manager

30001 Ladyface Court · Agoura Hills, CA 91301

818.597.7353 · radeva@agourahillscity.org

PROJECT: SB 1383 Communications and Outreach Services

This reference and work sample is a demonstration for our capabilities for Task 3.



F. Appendix A: References

LESJWA

Mark Norton · Water Resources & Planning Manager

11615 Sterling Avenue · Riverside, CA 92503

951-354-4221 · mnorton@sawpa.org

PROJECT: Trust the Tap Campaign

This reference and work sample is a demonstration for our capabilities for Task 3.

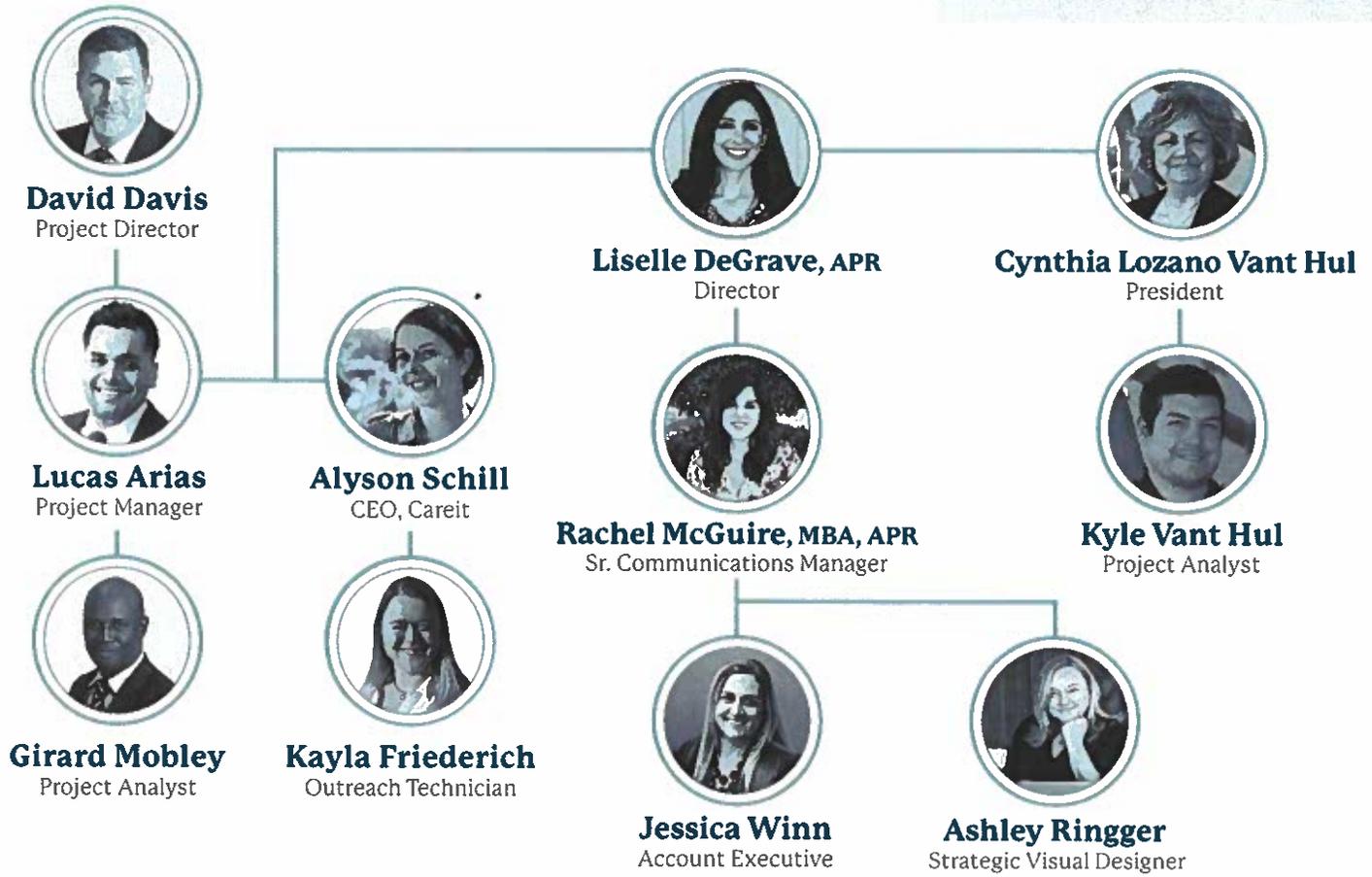




G. Appendix B:
Project Team Staffing

G. Appendix B: Project Team Staffing

No employees working on the engagement have ever been convicted of a felony.





Education & Credentials

30 Years Experience

Cal State Fullerton

• BA, Finance

Certified Management Accountant (CMA)

Affiliations

Solid Waste Association of North America

Southern California Waste Management Forum (Chair)

Zero Waste Practitioner

David Davis, CMA

Project Director



Mr. David Davis is a Certified Management Accountant (CMA) with over 30 years of experience in the field of solid waste management. Mr. Davis' expertise lies in working with municipal managers to maximize the value of the solid waste services provided to their ratepayers. He has held executive management positions in both the private and public sectors and has extensive experience in providing business advisory services to local government in the field of solid waste management.

As a chief financial executive for local hauling and landfill divisions of a national solid waste management company, Mr. Davis was responsible for financial reporting, budgeting, cost analysis, billing, and collections. He also managed the accounting and rate analysis sections of the City of Riverside's Department of Public Utilities.

Mr. Davis has specific experience in: 1) analysis and design of customer rates for refuse collection, transfer, processing and disposal operations; 2) development and evaluation of competitive proposals for waste collection, recycling, and transfer service; 3) feasibility studies for waste processing, waste transfer, and landfill gas projects; 4) verification of the proper payment of solid waste fees; 5) management reviews of solid waste operations; 6) evaluation of alternative waste diversion programs; 7) solid waste program planning and funding; and, 8) evaluating internal management controls.

ROLE: Mr. Davis will serve as the Project Director for this project. He will be the main point of contact and have overall responsibility for the project. He will direct the planning of the project and attend all meetings.



Education & Credentials

5 Years Experience

California State University, Northridge
• BA, Jazz Studies

Affiliations

Solid Waste Association of North America
(Member)

Southern California Waste Management
Forum (Member)

Lucas Arias

Project Manager



Lucas is a highly effective project manager. He has substantial experience in the waste industry and has served multiple cities across Los Angeles, Orange, Riverside, and Ventura counties. He graduated from California State University, Northridge with a BA in Jazz Studies. Before entering the waste industry, Mr. Arias has performed as a trumpet player and drummer with multiple artists across the country.

Mr. Arias has been with MSW Consultants since January 2022. In that time, he has worked on solid waste consulting engagements for Western Riverside City of Governments (WROCG) and the cities of Corona, Del Mar, La Habra, Lomita, Orange, Rancho Palos Verdes, San Clemente, and Stanton.

Mr. Arias has conducted over 1,500 waste assessments, trained dozens of recycling coordinators, worked on sustainability grants for multiple cities and has conducted several waste characterizations. In addition, he has developed outreach performance internal audit protocols, created diversion reports, and played a key role in SB 1383 roll out and strategic planning for the city of Los Angeles including edible food capacity planning and organics outreach. As an outreach coordinator, Mr. Arias designed creative solutions to unique and complex waste compliance issues.

ROLE: Mr. Arias will serve as Project Manager. He will oversee the day-to-day operation to ensure all milestone and deadlines are met and review all reports for each task on this project. He will serve as task lead for facilitating meetings, assessing capacity and compliance, and developing and implementing the inspection program.



Education & Credentials

25 Years Experience

San Diego State University

• BS, Finance

Affiliations

Zero Waste Practitioner

California Resource Recovery Association
(Member)

Solid Waste Association of North America
(Member)

Institute of Internal Auditors (Member)

Girard Mobley

Project Analyst



Mr. Mobley is a skilled financial and project analyst. He has extensive experience in conducting audits on waste haulers for municipalities, and in providing recycling outreach and education to commercial waste generators. He graduated from San Diego State University with a BS in Business Administration with a focus on Finance and a minor in Economics. He is also a certified practitioner in the zero waste principles and practices.

Mr. Mobley has been with MSW Consultants since March 2019. In that time, he has worked on solid waste consulting engagements for the County of Santa Barbara, and the cities of Corona, Chula Vista, Del Mar, La Habra, La Palma, Lomita, Norco, Orange, Rolling Hills, San Clemente, South Pasadena, Stanton, Signal Hill, Vernon, Whittier, and Rancho Palos Verdes.

Mr. Mobley has audited the accounting records of over 20 waste haulers to include franchise fees verification, tonnage reports, and gross receipts. He prepared hauler franchise agreements to incorporate SB 1383 requirements.

He also oversees the recycling survey program in the city of Vernon providing outreach and educational resources to over 400 commercial waste generators. He regularly educates commercial waste generators about the requirements of AB 341 and AB 1826. Prior to joining MSW Consultants, he served for 20 in the United States Marine Corps.

ROLE: Mr. Mobley will serve as Project Analyst. He will serve as task lead for developing the food recovery program, drafting the final report and assisting as needed for all other tasks.



Alyson Schill

CEO, Careit App; Outreach Technician



Alyson brings an intimate knowledge of zero food waste to powerfully move initiatives forward. She continues to thrive at the heart of shaping and advocating for city, county, and statewide policies and support for food waste prevention. With a background in volunteer management, gleaning, sustainable event production, environmental service-learning leadership in educational institutions, and restaurant management, Alyson combines experiences from across the food waste chain to create meaningful and comprehensive waste reduction programs. Alyson is the CEO of the food donation app, Careit. She's passionate about reconnecting all members of a community and healing through food.

ROLE: Alyson will assist with onboarding jurisdictions into the Careit app and training. She will also provide technical support during inspections to tier generators.



Education & Credentials

1 Year Experience

University of California, San Diego

- BS, Environmental Systems
- Minor in Communication

Affiliations

Solid Waste Association of North America
(Member)

Southern California Waste Management
Forum (Member)

Kayla Friederich

Outreach Technician



Ms. Kayla Friederich is a diligent project analyst new to the solid waste industry. She has high standards for reporting quality data and providing effective outreach. Before joining MSW Consultants, Ms. Friederich has customer service experience in food service and retail. She has also gained further communication experience through social media creation by interning with The Water Conservation Garden and by assisting her family's small business.

Ms. Friederich has been with MSW consultants since September 2022. In that time, she has conducted outreach for SB 1383 compliance for the City of Stanton and the City of Rancho Palos Verdes. She has also assisted the Western Riverside Council of Government to analyze their edible food tier generator lists.

Ms. Friederich has always been passionate about the environment. Because of this, she earned a BS in Environmental Systems and a Minor in Communication from University of California, San Diego in 2021. She hopes to continue to grow in the solid waste industry and assist jurisdictions with environmental compliance.

ROLE: Ms. Friederich will serve as Outreach Technician. She will assist with capacity and compliance, implementing public outreach, and implementing the inspection program.



Education & Credentials

San Diego State University
• B.A., Communications Studies, Emphasis in Public Relations (Minor in Spanish)

Universal Accreditation Board
• Accreditation in Public Relations

Affiliations & Awards

Public Relations Society of America Member
• Task Director at Large
• Past Assembly Delegate, Board Member
• 2019 PRSA Spirit of PR Award

California Association of Public Information Officials Member

PRSA National - Bronze Anvil
• Pressing On in Public Relations - Pressing On in Public Relations Podcast

PRSA Inland Empire Chapter - Best in Show
• Pressing On in Public Relations - Pressing On in Public Relations Podcast

PRSA Inland Empire Chapter Polaris Award - Campaign
• EIMWD/Rancho Water - Water-wise Living Campaign

CAPIO EPIC Award - Campaign
• EIMWD/Rancho Water - Water-wise Living Campaign

PRSA Inland Empire Chapter Polaris Award - Multi-cultural Communications
• SAWPA - Trust the Tap

Liselle DeGrave, APR

Director

A veteran communicator, Liselle has nearly 20 years of experience and her expertise includes spearheading communications, marketing and outreach projects for public-sector, and non-profit clients throughout California. Her background blends both in-house communications and agency expertise to ensure impactful communications strategies for the clients she serves. She will serve as the principal-in-charge.



Areas of Expertise



Communications Strategies



Collateral Development



Public Outreach



Media Relations



Community Relations



Multi-cultural Communications and Outreach



Branding



Non-profits

Relevant Experience

ELSINORE VALLEY MUNICIPAL WATER DISTRICT

Communications, Outreach, Water Efficiency, Education and Engineering Projects

WESTERN MUNICIPAL WATER DISTRICT

Communications, Outreach and Education Projects

SCV WATER

Communications and Outreach Projects

CITY OF EASTVALE

Communications, Outreach and Branding Projects

JURUPA COMMUNITY SERVICES DISTRICT

Communications, Outreach and Branding Projects

LAKE ELSINORE AND SAN JACINTO WATERSHEDS AUTHORITY

Communications, Outreach, Events and Branding Projects

ROLE: Will be involved in Task 3 - overseeing the project management for all outreach efforts as well as strategy.



Education & Credentials

- University of Redlands - M.B.A
- UCLA B.A. - Communications Studies
- Universal Accreditation Board
 - Accreditation in Public Relations
- Pepperdine University School of Public Policy
 - Advanced Public Engagement Certificate

Affiliations & Awards

- Public Relations Society of America Member
 - San Diego/Imperial Counties Director at Large
 - Inland Empire Past President
- California Association of Public Information Officials Member
 - Past President
 - 2016 Communicator of the Year
 - 2019 Lifetime Achievement Award Recipient
- PRSA National - Bronze Anvil
 - Pressing On in Public Relations - Pressing On in Public Relations Podcast
- PRSA Inland Empire Chapter - Best in Show
 - Pressing On in Public Relations - Pressing On in Public Relations Podcast
- PRSA Inland Empire Chapter - Best in Show
 - Western Municipal Water District - La Sierra Pipeline Project
- PRSA Los Angeles Chapter - PRISM Award - Campaign
 - SCV Water - PIAS Outreach
- CAPIO - Best in Show
 - City of Agoura Hills - Brand Refresh Campaign

Rachel McGuire, MBA, APR

Sr. Communications Manager



Rachel is a recognized leader in the field of public relations and communications and brings nearly 20 years of experience working in-house and in an agency setting to this project along with a proven track record of award-winning communications, marketing, outreach and branding strategies. For this engagement, Rachel will serve as the director leading DeGrave Communication's fully integrated team of communications, marketing and outreach professionals.

Areas of Expertise

- Communications Strategies
- Public Outreach
- Construction Relations
- Crisis Communications
- Marketing
- Media Relations
- Collateral Development
- Non-profits

Relevant Experience

- ELSINORE VALLEY MUNICIPAL WATER DISTRICT**
Communications, Outreach, Water Efficiency, Education and Engineering Projects
 - RUBIDOUX COMMUNITY SERVICES DISTRICT**
Research and Project Administration
 - SCV WATER**
Communications, Outreach, Water Efficiency and Engineering Projects
 - CITY OF EASTVALE**
Communications, Outreach and Media Services
 - CITY OF AGOURA HILLS**
Communications, Outreach, Branding and Crisis Communications Services
 - CITY OF FOLSOM**
Communications, Outreach and Graphic Design Services
- ROLE: Will be involved in Task 3 - serving as project manager for all outreach efforts as well as strategy and developing copy.**



Education & Credentials

Chapman University
• B.A., Organizational Leadership

Affiliations & Awards

Chapman University Alumni Board
• Board Director

Jessica Winn

Account Executive

Jessica is a leader in the areas of organization administration and marketing. She has a proven track record of effectively supporting the DeGrave Communications team with community engagement, managing project organization and research. For this endeavor she will serve DeGrave Communication's fully integrated team of communications, marketing and outreach professionals to support research efforts.

Areas of Expertise



Public Outreach



Community Relations



Marketing



Project Administration

Relevant Experience

WESTERN MUNICIPAL WATER DISTRICT

Communications, Outreach and Community Outreach.

ELSINORE VALLEY MUNICIPAL WATER DISTRICT

Communications, Outreach, Water Efficiency, Education and Engineering Projects

RUBIDOUX COMMUNITY SERVICES DISTRICT

Research and Project Administration

HABITAT FOR HUMANITY

Community Outreach, Writing and Marketing

ROLE: Jess Will be involved in Task 3 – serving the team with any member agency requests, scheduling agency workshops and needed organizational support.



Ashley Ringer

Strategic Visual Designer



Ashley is an accomplished professional in the fields of communications and public affairs. She brings nearly 15 years of experience in community outreach and engagement as well as graphic and website design to RMG Communications. With a passion for public service and working in water, Ashley has designed communications campaigns and collateral for our clients, including program websites, social media content and graphics, fact sheets, water quality reports and Prop. 218 notifications. A gifted storyteller, graphic artist and web designer she will assist with crafting dynamic visuals together with meaningful content for this project.

Areas of Expertise



Creative Direction



Infographic Design



Branding



Community Relations



Social Media



Non-profits



Digital and Print Media



Copywriting

Relevant Experience

ELSINORE VALLEY MUNICIPAL WATER DISTRICT

Communications, Outreach, Water Efficiency, Education and Engineering Projects

SCV WATER

Branding and Graphic Design Services

CITY OF NEWPORT BEACH

Communications, Outreach and Graphic Design Services

CITY OF FOLSOM

Communications, Outreach and Graphic Design Services

SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT

Social Media Program Management

SANTA ANA WATERSHED PROJECT AUTHORITY

Communications Outreach and Branding

ROLE: Will be involved in Task 3 – designing all needed campaign design elements including, but not limited to e-blasts, social media posts and campaign materials.



Education & Credentials

Brigham Young University
• B.B.A. Marketing

California State University at San Marcos
• Graphic Design

Affiliations & Awards

PRSA – Inland Empire Chapter - Best in Show
• Pressing On in Public Relations - Pressing On in Public Relations Podcast

PRSA – Inland Empire Chapter Polaris Award - Social Media
• San Bernardino Valley MWD - SSVW MWD Social Media Program

PRSA – Inland Empire Chapter Capella Award - Campaign
• Jurupa Community Services District - Strategic Communications and Marketing Plan



Cynthia Lozano Vant Hul

President/Project Manager



Mariposa Eco
Consulting, Inc.

Cynthia Lozano Vant Hul (President/Project Manager) is qualified by reasons of education, training background and over 25 years' experience in the solid waste and recycling industry. Cynthia has 14 years' experience providing subcontracting contract services. Cynthia holds a Master of Public Administration degree, from California State University San Bernardino. Since 2003, Cynthia has been a Director with the Southern California Waste Management Forum (SCWMF). In 2022, Cynthia was appointed as the President of the SCWMF. In 2019, she was appointed as a Director to the Women in Solid Waste & Recycling (WISR), new LA Chapter and since 2000 a member in good standings with the California Resource Recovery Association (CRRA).

ROLE: Cynthia will assist with the design of the inspection plan and edible food recovery program.

Kyle Vant Hul

Project Analyst



Mariposa Eco
Consulting, Inc.

Kyle Vant Hul (Project Analyst) has 14 years' experience in the solid waste and recycling industry. He is a certified resource, recovery, and recycling consultant. Since 2011, Kyle was the lead recycling trainer for the LAUSD Expanded Recycling program. Kyle have led numerous comprehensive City audits in the Los Angeles, Orange, and Imperial Counties and in the Los Angeles County Garbage Districts. In 2017/2018 Kyle led sixteen Zero Waste Representatives in the Northeast Valley (NEV) City of Los Angeles, recyclA program. Today, Kyle provides the "On the Ground" daily assistance with the Recycling Coordinator staff within the LA Market in completing site assessments, program implementation and training.

ROLE: Kyle will assist with the implementation of the inspection program.



H. Appendix C: Company Overview

H. Appendix C: Company Overview

PRIME

MSW Consultants · S-Corp · DUNS 028466375
41760 Ivy St., Suite 203 · Murrieta, California 92562
951.694.400 · David Davis, CMA · David@MSW-Consultants.com

MSW Consultants provides solid waste consulting services exclusively to local governments in the areas of finance, economics, and public policy. Our mission is to work with municipal managers to maximize the value of the solid waste services that are delivered to their ratepayers. MSW Consultants was founded in 2000 by David L. Davis, CMA. In his over 30 years in the solid waste industry, Mr. Davis has provided a broad range of solid waste consulting services to over 80 cities, counties and special districts in the areas of auditing, contract negotiation, rate setting, competitive service procurement, contract compliance, waste diversion, and regulatory compliance. MSW Consultants is located in the City of Murrieta and is a California corporation.

MSW Consultants performs the following services for local governments:

- AB 341 and AB 1826 compliance
- SB 1383 compliance planning
- Design and implementation of waste diversion programs
- Performance audits of franchised waste haulers
- Contract negotiation and procurement assistance
- Rates studies for collection, processing, transfer and disposal service
- Solid waste program planning and design
- Reviews of contractor's requests for rate increases
- Route audits and routing efficiency studies

SUBCONSULTANT

DeGrave Communications · S-Corp · DUNS 079239610
40575 Cal Oaks Rd. D2-137 · Murrieta, CA 92592
951-764-0865 · Liselle DeGrave, APR · Liselle@DeGravePR.com

DeGrave Communications Overview

Formed in 2004, DeGrave Communications is an award winning, full-service public relations firm. For over 15 years, DeGrave Communications has worked with its clients to provide public relations strategic consulting service. DeGrave Communications emphasizes the need for starting all outreach with a research component and this holds true for every project implemented by the firm, despite budget.

Our top team members have specialized experience working with organizations throughout California. In addition, our firm is headed up by award-winning public relations professionals who hold the elite Accreditation in Public Relations to ensure our clients receive the highest level of service focused on multifaceted, precise and measurable communications strategies for our clients.

Our carefully curated team for this project has worked with clients in California, nationally and internationally producing exceptional results.

We know Public Relations and Public Agencies. We are a one-of-a-kind Public Relations Firm.

Each member of our hand-picked team for this project has the availability and expertise to meet the WRCOG's member agency outreach needs. We are committed to flexibility and changes to your scope and schedule and will ensure that all projects are finished on time and on budget.

DeGrave Communications is a small business, S-Corporation located in

H. Appendix C: Company Overview

Murrieta, CA. The firm is registered with the U.S. federal government as a minority-owned, women-owned, emerging small business, the California Department of General Services as a certified small business and with the California Public Utilities Commission as a Woman/Minority Business Enterprise (WMBE). DeGrave Communications is also a registered DBE organization.

SUBCONSULTANT

Mariposa Eco Consulting, Inc. · C-Corp · DUNS 010891685
1618 Fairway Oaks Ave. · Banning, California 92220
909-560-0542 · 909-912-8407 [fax]

Cynthia Lozano Vant Hul · cynthia@mariposaecoconsulting.com

Mariposa Eco Consulting integrates all aspects of an environmental management firm including air, water, solid waste, sustainable program management, energy, greenhouse gas reduction and measurement, hazardous waste and universal waste management, and resource conservation. We assist our clients with seeing the benefits of a sustainable earth; complying with and improving upon environmental laws, while generating profits and growth.

Mariposa Eco Consulting works with all aspects of businesses, local government and communities to design, develop, and implement sustainable programs that work. We take the time to understand the specific circumstances of our clients, including demographics, economics, and environmental factors, allowing our clients to realize profits and compliance.

Our work has included:

- Corporate Sustainability Reports

- All Levels of Waste Audits (Commercial, Residential, Multi-family and Industrial)
- Outreach and Education
- Representation with local and state agencies
- Waste minimization
- Waste prevention programs and market development
- Compliance and Electronic Annual Reporting
- Greenhouse Gas emission measurement and verification

ATTACHMENT 3

Cost Estimate Breakdown per Participating Jurisdiction

| Task | Description | Principal MSW Consultants | Principal in Charge/Sr. Communications Manager DeGrave | Project Manager MSW Consultants | Project Manager Mariposa EcoConsulting | Project Analyst MSW Consultants | Account Executive DeGrave | Strategic Visual Designer DeGrave | Project Analyst Mariposa | Outreach Technicians MSW Consultants | Total Hours | Total Cost |
|----------|--|---------------------------|--|---------------------------------|--|---------------------------------|---------------------------|-----------------------------------|--------------------------|--------------------------------------|-------------|-------------|
| 1 | Project Management | | | | | | | | | | | |
| 1.1 | Kickoff Meeting | 5 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 20 | \$4,000 |
| 1.2 | Project Team Coordination | 22 | 0 | 32 | 11 | 54 | 0 | 0 | 11 | 86 | 216 | \$38,546 |
| 1.3 | Project Management Update Meetings | 10 | 2 | 26 | 2 | 0 | 0 | 0 | 0 | 0 | 40 | \$7,600 |
| | Subtotal - Task 1 | 37 | 7 | 63 | 18 | 54 | 0 | 0 | 11 | 86 | 276 | \$50,146 |
| 2 | Capacity and Compliance | | | | | | | | | | | |
| 2.1 | Food Recovery Agencies and Organizations | 7 | 0 | 26 | 0 | 33 | 0 | 0 | 0 | 86 | 131 | \$22,598 |
| 2.2 | Tier 1 and Tier 2 Compliance | 23 | 0 | 91 | 0 | 116 | 0 | 0 | 0 | 213 | 465 | \$80,195 |
| | Subtotal - Task 2 | 30 | 0 | 119 | 0 | 149 | 0 | 0 | 0 | 299 | 596 | \$102,793 |
| 3 | Public Outreach | | | | | | | | | | | |
| 3.1 | Develop Outreach and Education Plan | | 100 | | | | 82 | 45 | | | 227 | \$36,100 |
| 3.2 | Implement Outreach and Education Plan | | 100 | | | | 83 | 45 | | | 228 | \$36,250 |
| | Subtotal - Task 3 | 0 | 200 | 0 | 0 | 0 | 165 | 90 | 0 | 0 | 455 | \$72,350 |
| 4 | Inspection Program Development | | | | | | | | | | | |
| | Subtotal - Task 4 | 11 | 0 | 114 | 46 | 57 | 0 | 0 | 0 | 0 | 228 | \$42,750 |
| 5 | Inspection Program Implementation | | | | | | | | | | | |
| | Subtotal - Task 5 | 95 | 0 | 796 | 95 | 796 | 0 | 0 | 286 | 1,114 | 3,183 | \$552,569 |
| 6 | Food Recovery Program | | | | | | | | | | | |
| | Subtotal - Task 6 | 31 | 0 | 312 | 125 | 156 | 0 | 0 | 0 | 0 | 624 | \$117,000 |
| 7 | Final Report | | | | | | | | | | | |
| | Subtotal - Task 7 | 15 | 0 | 152 | 61 | 76 | 0 | 0 | 0 | 0 | 304 | \$57,000 |
| | Total Hours | 219 | 207 | 1,556 | 345 | 1,288 | 165 | 90 | 297 | 1,499 | 5,666 | |
| | Hourly Rate | \$225 | \$175 | \$175 | \$225 | \$175 | \$150 | \$140 | \$165 | \$165 | | |
| | Subtotal Fees | \$49,284 | \$36,225 | \$272,291 | \$77,735 | \$225,313 | \$24,750 | \$12,600 | \$49,083 | \$247,327 | | \$994,607 |
| | Expenses | | | | | | \$5,000 | | | \$31,830 | | \$36,830 |
| | Total | \$49,284 | \$36,225 | \$272,291 | \$77,735 | \$225,313 | \$29,750 | \$12,600 | \$49,083 | \$279,157 | | \$1,031,437 |



10.M.

CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

- MEETING DATE:** May 30, 2023
- SUBJECT:** Approval of the contract with Mesa Energy Systems, Inc. for disposal of failing existing HVAC unit and replacement with a new, high energy efficient HVAC unit at the Caesar Chavez Library.
- REQUESTED ACTION:** Council to approve the contract with Mesa Energy Systems, Inc. for disposal of the failing existing HVAC unit and replacement with a new high energy efficient HVAC unit at the Caesar Chavez Library; and authorize the City Manager to execute a contract with Mesa Energy System, Inc., approved as to form by the City Attorney.
- CONTACT:** Bryant Hill, Director of Public Works
-

BACKGROUND/DISCUSSION:

The air conditioning unit for the Cesar Chavez Library is approximately 15 years old. Due to the unit's age, the parts have become increasingly difficult to obtain with long lead times on shipping dates. Consequently, the library's operation hours are modified, and library staff and patrons have been impacted when the air conditioning unit is non-operational.

The city currently contracts with Mesa Energy Systems, Inc. for maintenance and repairs to more complicated city-owned HVAC units. Mesa Energy, Inc provided a proposal of \$275,188 to remove and dispose of the existing unit and replace it with a similar, energy-efficient 75-ton unit. The proposal includes the necessary engineering, rigging, and manpower to complete the project. The proposal was discussed at the Public Works Committee. Due to the urgency of the matter, staff was directed to move forward with the proposal. Unfortunately, the manufacturer has moved the unit's delivery date twice, which is now estimated to arrive in June 2023.

Staff requests the Council to approve the contract with Mesa Energy Systems, Inc for \$275,188, plus a (20%) contingency of \$55,038, totaling \$330,226. The funds for the unit and labor have already been approved in the 2022-2023 CIP budget; funding came from Library DIF.

BUDGET (or FISCAL) IMPACT: There will be no impact on the general fund. Council approved the cost of the ac unit in the 2022-2023 CIP Budget, with funding coming from the Library DIF.

Prepared by: Liset Hernandez, Public Works Manager

REVIEWED BY:

City Attorney _____

Assistant City Manager WJ

Deputy City Manager _____

Attachments: 1. Draft Contract with Mesa Energy Systems, Inc.

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

ATTACHMENT 1

Draft Agreement MESA Energy Systems, Inc

**CITY OF PERRIS
PUBLIC WORKS CONTRACT FOR
CESAR CHAVEZ LIBRARY AIR CONDITIONER REPLACEMENT**

THIS PUBLIC WORKS CONTRACT (herein "Agreement") is made and entered into this day of _____ 202_ by and between the CITY OF PERRIS, a municipal corporation, (herein "City") and Mesa Energy Systems, Inc. (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

1.0 SERVICES OF CONTRACTOR

1.1 Contract.

The complete contract includes all contract documents, to wit: dispose of failing existing Trane Package unit and replace with a new, higher efficiency, 75 ton Trane IntelliPak, specifications and information for work include the Contractor's Proposal, attached in Exhibit A, are incorporated by this reference as though set forth in full herein.

1.2 Scope of Services.

In compliance with all the terms and conditions of this Agreement, the Contractor shall furnish all tools, equipment, services, apparatus, facilities, transportation, labor, building/encroachment permits, disposal and materials necessary and reasonably incidental to the remove the existing failing air conditioning unit at the Cesar Chavez Library, located at 163 San Jacinto Ave, Perris, CA, in strict accordance with the contractor's proposal. Contractor warrants that all work and services set forth in the Scope of Services will be performed in a competent, professional and satisfactory manner.

1.3 Incorporation of and Compliance With State, Federal and Local Law.

All applicable State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions required to be contained in public works contracts which are not specifically referenced in the Agreement are incorporated herein by this reference. The Contractor is responsible for and has an independent duty to be familiar with all State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions related to, pertaining to, and/or associated with the work and services to be provided under the Agreement. All work and services rendered hereunder shall be provided in accordance with all laws, statutes, rules, regulations, orders, determinations, and resolutions of the City and any Federal, State or local governmental agency of competent jurisdiction.

1.4 Licenses, Permits, Fees and Assessments.

If applicable, Contractor shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

1.5 Additional Services

City shall have the right at any time during the performance of the work and services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a signed and authorized written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustment in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. City and Contractor agree to negotiate the cost for additional services based on the unit pricing proposed by the Contractor. City and Contractor agree that City may seek additional cost estimates from third party contractor's to perform additional services. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, while City seeks estimates from third party contractor's to perform additional services. Any increase in compensation of up to twenty percent (20%) of the Contract Sum; or in the time to perform of up to one hundred eighty (180) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services and work specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the work and services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Contractor anticipates and that the Contractor shall not be entitled to additional compensation, therefore.

2.0 **COMPENSATION**

2.1 Contract Sum.

For the services rendered pursuant to this Agreement, the Contractor shall be compensated, except as provided in Section 1.5, the sum of one hundred eighteen thousand six hundred and ninety-eight dollars and zero cents (\$275,188.00).

2.2 Method of Payment.

Contractor shall submit to the City, an invoice for services rendered prior to the date of the invoice. Upon receipt and approval of invoice by the City, City shall pay Contractor within a reasonably prompt manner consistent with City's normal procedures for payable accounts, but not to exceed thirty (30) days from date received by City, unless otherwise directed by the labor compliance officer. One lump sum payment shall be issued upon successful completion of all items listed in the Contractor's Proposal, and inspection made by the City, unless otherwise directed by the project manager or labor compliance officer. The City must pay interest at the legal rate on any Contractor payment request not paid within 30 days of its submission when the validity of the request is not disputed and the request has been properly submitted. (Public Contract Code § 20104.50.)

2.3 Retention of Funds.

Contractor hereby authorizes City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by

reason of Contractor's acts or omissions in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

3.0 COORDINATION OF WORK

3.1 Representative of Contractor.

Justin Davie, is designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith.

3.2 Contract Officer.

Liset Hernandez, is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer at any time.

3.3 Prohibition Against Subcontracting or Assignment.

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

3.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way for any purpose become or deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise of Contractor.

4.0 INSURANCE, INDEMNIFICATION AND BONDS

4.1. Insurance.

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

(a) Commercial General Liability Insurance. A policy of commercial general liability insurance written on a per occurrence basis with a combined single limit of at least \$2,000,000 bodily injury and property damage including coverages for contractual liability, personal injury, independent contractors, broad form property damage, products and completed operations. The Commercial General Liability Policy shall name the City of Perris, California, its officers, employees and agents as additional insureds in accordance with standard ISO additional insured endorsement form CG2010(1185) or equivalent language.

(b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the Contractor and the City against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by the Contractor in the course of carrying out the work or services contemplated in this Agreement.

(c) Business Automobile Insurance. A policy of business automobile liability insurance written on a per occurrence basis with a single limit liability in the amount of \$1,000,000 bodily injury and property damage. Said policy shall include coverage for owned, non-owned, leased and hired cars.

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

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

In the event the Contractor subcontracts any portion of the work in compliance with Section 3.3 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section.

4.2. Indemnification.

(a) To the fullest extent permitted by law, Contractor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Perris, California, and its elected and appointed officials and members, officers, attorneys, agents, representatives, consultants, employees, directors, shareholders, successors, and assigns (individually as "Indemnitee" and collectively, "Indemnitees") from and against any and all

damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, expert witnesses, consultants, or other professionals and all costs associated therewith (collectively, "Claims"), to the extent arising or claimed to arise out of, in connection with, resulting from, or related to any negligent act, error, omission or failure to act of Contractor or any of its subcontractors and their respective officers, agents, servants, employees, subcontractors, materialmen, suppliers or Contractor's failure to perform or negligent performance of any term, provision, covenant or condition of the Agreement or the Scope of Services, including this indemnity provision. This indemnity also applies to any Claims of any type or nature asserted on behalf of any of Contractor's subcontractors. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision. An Indemnitee shall have the right to select the attorneys to represent it in the event of a Claim and at Contractor's expense. Contractor shall pay Indemnitees for any attorneys' fees, consultant and expert witness fees and costs incurred in enforcing this indemnification provision. This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under the Agreement or any additional insured endorsements, which may extend to Indemnitees.

(b) Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against any Indemnitee with respect to those Claims as to which such Indemnitee is indemnified under Section 4.2(a) above, except for such Claims which are the result of such Indemnitee's willful misconduct.

(c) In the event the City of Perris, California and its officers, agents or employees are made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operations or activities of Contractor hereunder, Contractor agrees to pay to the City of Perris, California, and its officers, agents or employees, any and all costs and expenses incurred by the City of Perris, California, and its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

4.3 Sufficiency of Insurer or Surety.

Insurance or bonds required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Manager or designee of the City due to unique circumstances. In the event the City's Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies required by this Section 4 may be changed accordingly upon receipt of written notice from the City's Risk Manager or designee; provided that the Contractor shall have the right to appeal a determination of increased coverage by the City's Risk Manager to the City Council within ten (10) days of receipt of notice from the City's Risk Manager.

4.4 Labor and Materials Bond.

Concurrently with the execution of this Agreement, Contractor shall deliver to City a labor and materials bond in a sum not less than one hundred percent of the total amount payable by the terms of the Agreement, in the form provided by the City Clerk, which secures payments to subcontractors and suppliers in the event of default by Contractor. The labor and materials bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The labor and materials bond shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor completely and faithfully pays all subcontractors and suppliers that have been approved in writing to perform in whole or part the services required herein. If Contractor is the provider of architectural, engineering, and land surveying services pursuant to an existing contract with City for a public work, Contractor shall not be required to post or deliver a labor and materials bond.

4.5 Performance Bond.

Concurrently with execution of this Agreement, Contractor shall deliver to City a performance bond in the sum of the amount of this Agreement, in the form provided by the City Clerk, which secures the faithful performance of this Agreement, unless such requirement is waived by the Contract Officer. The bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The bond shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor promptly and faithfully performs all terms and conditions of this Agreement.

5.0 **TERM**

5.1 Time For Completion and Liquidated Damages.

The work for the removal and replacement of the air conditioning unit shall commence on the 12th day of June 2023 and shall be completed within ninety (90) calendar days from and after said date, or the date provided on the Notice to Proceed. It is expressly agreed that, except for extensions of time duly granted in writing by the City Manager and for reasons authorized in this Agreement, time shall be of the essence, and contractor shall be held responsible for liquidated damages in a sum equal to one thousand and 00/100 dollars (\$1,000.00) for each and every day after the permitted time, and/or the road closures exceed the maximum duration specified for each phase of work, if the work is not completed to the City's satisfaction.

5.2 Force Majeure.

The time period(s) specified in this Agreement for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) calendar days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and

extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

5.3 Termination for Default of Contractor.

If the Contract Officer determines that the Contractor is in default due to the Contractor's failure to fulfill its obligations under this Agreement, City will give Contractor a written Notice of Default which will be served personally on the Contractor's representative or sent via U.S. First Class Mail to the Contractor at the address set forth in Section 8.1. The Contractor shall continue performing its obligations hereunder so long as the Contractor commences to cure such default within ten (10) calendar days of service of such notice and completes the cure of such default within forty-five (45) calendar days after service of the notice, or such longer period as may be permitted by the City; provided that if the default is an immediate danger to the health, safety and general welfare, the City reserves the right to not notify the Contractor of the default and to take any and all action that may be necessary to cure the default.

If a Notice of Default is issued and the Contractor fails to cure the default within the time periods set forth in this Section, the City may take over the work and prosecute the same to completion by contract or otherwise. The City may use any portion or all of the Contract Sum to pay for said work. The Contractor shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages).

Contractor agrees that if the default is an immediate danger to the health, safety, and general welfare, the City may take immediate action to cure the default and the Contractor shall be liable for all costs and expenses associated with curing the default.

Compliance with the provisions of this Section shall only be a condition precedent to termination of this Agreement for cause. Such compliance shall not be a waiver of the City's right to take legal action in the event that the dispute is not cured. Further, compliance with this Section shall not be a waiver of the City's right to seek liquidated damages or other damages from the Contractor caused by the Contractor's failure to comply with any term of the Agreement.

5.4 Resolution of Contractor Construction Claims.

Public Contracts Code section 20104 et. seq. sets forth detailed procedures for resolving disputes of \$375,000 or less. In the event that a dispute, valued at \$375,000 or less, arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a claim therefore. Contractor and City shall comply with the detailed procedures stipulated in Public Contract Code Section 20104-20104.6, for resolving claims of \$375,000 or less.

In the event of any dispute valued at more than \$375,000 arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a detailed claim that sets forth the amount of damages, the basis and/or cause of the

damages and all supporting documents which support the claim within ten (10) calendar days after the claim arose. Contractor agrees to submit any additional information or documents requested by the City so it can fully analyze the claim.

In the event of any dispute, the Contractor shall not be relieved of its obligations under this Agreement and shall continue performing its obligations hereunder unless the City agrees in writing to release the Contractor from its obligations under the Agreement. Compliance with the provisions of this Section shall be a condition precedent to any legal action.

6.0 CITY OFFICERS, EMPLOYEES, AND U.S. MEMBERS OF CONGRESS

6.1 Non-liability of City Officers and Employees

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

6.2 Conflict of Interest

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

6.3 Federal Employee Benefit Clause

No member of or delegate to the Congress of the United States, and no resident commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

7.0 NON-DISCRIMINATION AND EQUAL OPPORTUNITY

7.1 Covenants Against Discrimination

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

Statement of Equal Opportunity Clause

- (a) Contractor will not discriminate against any employee or applicant for employment because of race, color religion, sex, or national origin. Contractor will take affirmative action to ensure that applicants are

employed and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.

- (b) Contractor will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

8.0 MISCELLANEOUS PROVISIONS

8.1 Notice

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail addressed as follows:

City
City of Perris
Public Works
1015 South G Street
Perris, CA 92570
ATTN: Liset Hernandez, Public Works Manager

Contractor
Mesa Energy Systems, Inc.
2 Cromwell
Irvine, CA 92618
ATTN:

8.2 Handicap Accessibility Certification.

Contractor certifies that with respect to the public facilities or parts thereof that are altered by the work in this contract, the altered portions of the facilities shall be construed to be readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, and meet the laws established by the Americans With Disabilities Act of 1990, Public Law 101-336, and applicable portions of Title 24 of the California Code of Regulations (Access Code).

8.3 Records Retention Clause Examination and Audit

Contractor shall maintain and keep books and records on a current basis, recording all transactions pertaining to this Agreement in a form in accordance with generally acceptable accounting principals. Said books and records shall be made available to the City of Perris, California, the State Auditor of California, the Federal Government and to any authorized representatives thereof for purposes of audit at all reasonable times and places. All such books and

records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least five (5) years after the final payment is received by the Contractor.

8.4 Payroll Records

Contractor shall comply with State Labor Code section 1776, and shall maintain and keep accurate payroll records of employees, and shall certify these records upon request by the City. Said payroll records shall be made available to the City, the Federal Government and to any authorized representatives thereof, the State Division of Labor Standards Enforcement, and the State Division of Apprenticeship Standards. If the Contractor fails to comply with State Labor Code Section 1776, Contractor shall be held responsible for penalties as set forth in said section.

Contractor or Subcontractors shall be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. All Contractors and Subcontractors who perform work on this project must furnish electronic certified payroll reports directly to the Labor Commissioner (aka Division of Labor Standards Enforcement).

8.5 Prevailing Wages

Pursuant to State and Federal statutes, rules, orders, resolutions, and regulations, the Contractor is required to pay the higher of the State of California or Federal prevailing wages. The Contractor is required to be fully familiar with and comply with all State of California and Federal statutes, rules, regulations, orders, resolutions, and determinations which govern the payment of wages for the work and services provided for in this Agreement.

Under the State Labor Code, Contractor shall not pay less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate per diem wages for holiday, overtime, health and welfare, pension, vacation and similar purposes to all workers employed on the work described in this Agreement. The City has obtained from the Director of the Department of Industrial Relations, State of California, the determination of general prevailing rates of per diem wages believed to be applicable to the work described in this Agreement, including employer payments for health and welfare, pension, vacation and similar purposes. Contractor shall obtain from the City Clerk said General Prevailing Wage Determination, and post it in a conspicuous place at the site of the work described in this Agreement (Lab. Code § 1773.2.). The statutory provisions for penalties for failure to pay prevailing wages (Lab. Code § 1775) and for penalties for failure to comply with state's wage and hour laws shall be enforced. (Lab. Code § 1813.).

8.6 Economic Opportunities for Local Area Residents and Businesses.

The work to be performed under this Agreement is on a project assisted under a Federal Community Development Block Grant from the Department of Housing and Urban Development and is subject to the Requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to lower income residents of the unit of local government or the metropolitan area (or non-metropolitan county), as determined by the Secretary of Housing and Urban Development, in which the project is located; and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in

substantial part by persons residing in the same metropolitan area (or non-metropolitan county) as the project.

8.7 Working Hours Restriction and Penalties For Non-Compliance

Contractor agrees that eight (8) hours is a legal days work for all employees hired by the Contractor, and that any worker's time of service is restricted to eight (8) hours during any calendar day, and forty (40) hours during any calendar week, unless overtime compensation is paid at not less than one and one half times the basic rate of pay. Contractor shall comply with said working hours restrictions and overtime compensation provisions, and shall pay a penalty of \$50.00 (fifty and 00/100 dollars) for each and every day a worker is employed in violation of said working hours restrictions and overtime compensation provisions.

8.8 Employment of Apprentices

Contractor shall comply with State Labor Code § 1777.5, and shall maintain and keep accurate records of apprentices who are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency; and shall certify these records upon request by the City.

8.9 Interpretation

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

8.10 Integration: Amendment

It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.11 Severability

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

8.12 Corporate Authority

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this

Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

[END – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

CITY:
CITY OF PERRIS,
a municipal corporation

Clara Miramontes, City Manager

ATTEST:

Nancy Salazar, City Clerk

CONTRACTOR:
MESA ENERGY SYSTEMS, INC

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

By: _____
Signature

Robert Khuu, City Attorney

Print Name and Title

By: _____
Signature

Print Name and Title

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

(CORPORATE SEAL)
ATTEST

[END OF SIGNATURES]

EXHIBIT "A"

Contractor's Proposal [attached]



Mesa Energy Systems, Inc.

Db a EMCOR Services Mesa Energy

Perris Library

RTU Replacement

Presented to:

Liset Hernandez
Public Works Manager
163 E San Jacinto Ave.
Perris, CA 92570

Prepared by:

Justin Davie
EMCOR Services – Mesa Energy Systems, Inc.
Phone: 949-560-6308
JDavie@emcor.net

7/26/2022

Proposal # 22-19308

CA license #: 611215

Due to uncertainty related to the pricing of steel, commodities, and foreign tariffs, the price quoted herein can only be held for fifteen days from the date of this proposal.

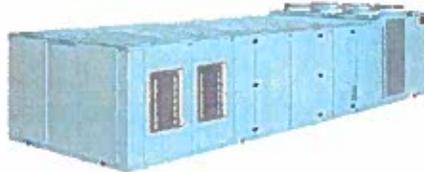
Confidentiality notice: This document and any attachments thereto, regardless of form or medium, may contain legally privileged and/or confidential, copyrighted, trademarked, patented or otherwise restricted information viewable by the intended recipient only.

Introduction

We at Mesa Energy Systems, Inc. (an EMCOR Group company) would like to thank you for the opportunity to submit this proposal to remove and replace the City of Perris Library rooftop package unit. We believe that our proposed package would meet or exceed your maintenance, reliability, and energy savings goals.

Project Summary:

Dispose of failing existing Trane Package unit and replace with a new, higher efficiency, 75 Ton Trane IntelliPak. Provide necessary engineering, rigging, and manpower for project completion.



Total Cost: \$275,188

We are extremely confident that we will deliver on every aspect detailed in the proposal.

Again, thank you for giving Mesa Energy Systems the opportunity to be of service. We look forward to the prospect of working with you and assisting you with your facilities' HVAC maintenance and upgrade needs. Feel free to reach out to us should you want to discuss anything further.

Sincerely,
EMCOR Services / Mesa Energy Systems



Justin Davie
Sales & Business Development

Proposal Summary

We are pleased to provide you with this proposal to remove and replace the City of Perris Library rooftop package unit.

Scope of Work

1. Provide mechanical and structural engineering as required for installation of the new equipment.
2. Arrive on-site during regular business hours and check in with site personnel.
3. Safe off electrical to the existing Trane rooftop package unit by utilizing industry standard lock out tag out procedure.
4. Disconnect electrical wiring and set aside for connection to the new equipment.
5. Isolate and drain water piping as necessary by utilizing local isolation valves.
6. Disconnect condensate drain piping and prep the existing unit for removal from the roof.
7. Provide the necessary crane and rigging equipment to remove the existing unit from the roof for off-site disposal per EPA guidelines.
8. Provide and install new steel support rails and springs to accommodate the larger cabinet size of the replacement equipment.
9. Furnish and install (1) new Trane Intellipak to match the specifications of the existing equipment.
10. Modify existing condensate drain piping as necessary to accommodate connection to the new unit.
11. Modify HHW piping to accommodate the new unit and insulate HHW lines.
12. Re-route conduits to new disconnect and unit controller and connect to the new equipment.
13. Start-up and test for proper operation.
14. Clean-up work area and check out with site personnel upon completion of work.

Exclusions and Clarifications

1. Tie-in with Fire Life Safety (FLS) and Building Management Systems (BMS) are the responsibility of the existing FLS and BMS contractors and are not included in this scope of work.
2. Permits will be acquired but all permit costs will be a pass through cost to the City.
3. Steel plates will be provided to protect the decorative concrete where the crane is to setup; every attempt to protect the concrete will be made however Mesa Energy Systems is not liable for any breakages.
4. New electrical disconnect will be installed on either the unit or the line of site screen.
5. All work is to be done during regular labor hours; the library is to be closed during the period of time that the work is taking place.
6. Structural reinforcement of any type is not included in this scope of work.
7. Existing roof curb is to remain and be reused with the new equipment; replacement of or modifications to the existing roof curb are excluded.
8. Parking lot must be made available for the crane to setup on crane day; street closure or right of way permits are not included in this proposal.
9. Line of site screen will need to be modified in order for the larger replacement unit cabinet to properly fit; it is assumed that this is to be done by City personnel and will have been completed prior to Mesa Energy Systems arriving on-site.
10. Existing heat hot water (HHW) coil is not currently working; verification of the HHW coil is excluded.
11. Demand control ventilation is excluded.
12. It is assumed the existing conduit and wire are sufficiently sized to accommodate the new unit.
13. The existing condensate drain piping is assumed to be draining to a code approved location.

Inclusions and Exclusions

Checked items below are included in this proposal; non-checked items are excluded.

| Engineering, Permits & Bonds | | | |
|--|-------------------------------------|--|-------------------------------------|
| Mechanical Engineering | <input checked="" type="checkbox"/> | Structural Engineering | <input checked="" type="checkbox"/> |
| Electrical Engineering | <input type="checkbox"/> | Plan Check Fees | <input type="checkbox"/> |
| Mechanical Permits (Reimbursable) | <input checked="" type="checkbox"/> | Electrical Permits | <input type="checkbox"/> |
| Structural Permits | <input type="checkbox"/> | Street Closure Permits | <input type="checkbox"/> |
| Performance Bond | <input type="checkbox"/> | Architectural Drawings | <input type="checkbox"/> |
| Rigging and Specialty Rentals | | | |
| Rigging | <input checked="" type="checkbox"/> | Scissor Lift as Required | <input type="checkbox"/> |
| Helicopter | <input type="checkbox"/> | Other: | <input type="checkbox"/> |
| Additional Services | | | |
| Comfort Air Balance | <input type="checkbox"/> | Certified Air Balance | <input type="checkbox"/> |
| Water Balance | <input type="checkbox"/> | Certified Water Balance | <input type="checkbox"/> |
| Recover Refrigerant Per EPA Guideline | <input checked="" type="checkbox"/> | Dispose of old Equipment | <input checked="" type="checkbox"/> |
| Project to be Performed at the Below Listed Times | | | |
| Normal Business Hours (M-F 7 am to 5 pm) | <input checked="" type="checkbox"/> | Overtime (non-Normal Business Hours) | <input type="checkbox"/> |
| Normal Hours and Overtime | <input type="checkbox"/> | Other: | <input type="checkbox"/> |
| Specialty Trades | | | |
| Electrical | <input checked="" type="checkbox"/> | Abatement | <input type="checkbox"/> |
| Framing of Curbs & Openings | <input type="checkbox"/> | Duct Cleaning | <input type="checkbox"/> |
| Re-roofing | <input type="checkbox"/> | Seismic Upgrades | <input type="checkbox"/> |
| Insulation of New Ducting (As Required) | <input type="checkbox"/> | Insulation of New Piping (As Required) | <input checked="" type="checkbox"/> |
| Coring | <input type="checkbox"/> | X-Ray Prior to Coring | <input type="checkbox"/> |
| Project Completion | | | |
| Start Up and Commissioning | <input checked="" type="checkbox"/> | Factory Start Up | <input type="checkbox"/> |
| Operation & Maintenance Manuals in electronic format | <input checked="" type="checkbox"/> | As Built Drawings in electronic format | <input type="checkbox"/> |
| Additional Components | | | |
| New Programmable Digital Thermostat | <input type="checkbox"/> | EMCOR Retains All Salvage Rights | <input checked="" type="checkbox"/> |
| Smoke Detectors in Supply Duct | <input type="checkbox"/> | Smoke Detectors Return Ducts | <input type="checkbox"/> |
| Warranties | | | |
| One (1) year Labor and Materials from Date of Beneficial Use | | | <input checked="" type="checkbox"/> |
| Five (5) year Compressor Labor and Materials from Date of Beneficial Use | | | <input checked="" type="checkbox"/> |

General Project Clarifications

Concealed Conditions

If concealed or unknown conditions of an unusual nature which affect the performance of the work are encountered below the roof line or above the ceiling or in an existing part of the building other than the work, which conditions are not ordinarily found to exist or which differ materially from those generally recognized as inherent in work of the character provided for in this Agreement, notice by the observing party shall be given promptly to the other party, if possible before conditions are disturbed and in no event later than fourteen days after first observance of the conditions. The Contract Sum shall be equitably adjusted for such concealed or unknown conditions by Change Order upon claim made within fourteen days after claimant becomes aware of the conditions.

Regulatory Changes

Mesa Energy Systems Inc. shall be compensated for changes in the Work necessitated by the enactment or revision of codes, laws or regulations subsequent to the execution of this Agreement.

Hazardous Materials

CITY OF PERRIS hereby agrees to indemnify, defend and hold harmless Mesa Energy Systems, Inc. and its agents, employees, consultants and subcontractors from and against any claim, damage, allegation, suit, cause of action, cost, loss, expense or injury in connection with Hazardous Materials not introduced to the Project by the Indemnified Parties, including, without limitation, all costs of remediation, experts, consultants or other costs in connection with Hazardous Materials associated with the Project.

Unforeseen Conditions

CITY OF PERRIS understands and agrees that Mesa Energy Systems, Inc. shall not be liable for added costs or time delays caused by unforeseen conditions at the Project, including, without limitation, unanticipated rerouting of existing piping, fire sprinklers or gas piping. In the event that the fire sprinklers, water, electrical conduit or gas piping are required to be relocated, Mesa shall not be responsible for such work. Mesa Energy Systems, Inc. or a subcontractor under the control and supervision of CITY OF PERRIS shall perform such work.

NFPA 70E

Mesa technicians are trained to understand the specific hazards associated with electrical energy according to NFPA 70E, Standard for Electrical Safety in the Workplace. They are trained in safety-related work practices and procedural requirements as necessary to provide protection from the electrical hazards associated with their respective job or task assignments. Documented safe work practices include lockout/tagout and energy isolation. Category 2 personal protective equipment is issued for electrical hazards while working on voltages between 50 and 480 volts. Mesa's policy is to remove the energized electrical hazard by working on de-energized circuits and by using the written lockout/tagout policies and procedures when feasible.

COVID-19

This proposal, including but not limited to pricing and schedule, is made contingent upon the work addressed herein not being adversely affected, either directly or indirectly, by the COVID-19 pandemic and/or the Corona virus. This proposal is further conditioned upon the parties agreeing, prior to beginning of any work and in writing as part of any contract/subcontract, that any (i) schedule issues (including, but not limited to, delay, acceleration, compression, interference, hindrance), (ii) overtime hours or added resources to perform work, (iii) shortages (whether as to labor, subcontracted services, materials, or supplies), (iv) change orders, extra work, or extra costs, or (v) inefficiency and impacts relating to the foregoing, that arise as a result of the COVID-19 pandemic or Corona virus will entitle contractor to a change order equitably addressing impacts to its time for performance and costs.

Supply Chain

The parties understand and agree that (i) there are current issues with the manufacture and supply of various materials and equipment (all, collectively, "Goods"), which issues generally are referred to as "supply chain disruption" ("Disruption"), (ii) the Disruption arises from a variety of global, national, and local factors, all of which are beyond the control of Mesa Energy Systems, and (iii) the Disruption has impacted suppliers' ability to provide Goods by dates certain, in the quantities ordered, and/or for the specified price.

This proposal is conditioned on Mesa Energy Systems, Inc. confirming the price, delivery time, and availability of goods with Mesa Energy System's subcontractors, vendors, and/or suppliers at the time when Mesa Energy Systems, Inc. and customer are ready to enter a final contract for the proposed work. Mesa Energy Systems, Inc. reserves the right to (i) adjust the proposal price and schedule in the final contract if needed due to such confirmation, and (ii) condition the final contract on, and include in it, any reservations and/or limitations that Mesa Energy Systems Inc. must accept from its subcontractors, vendors, and/or suppliers to obtain any goods.

Any contract concerning this proposal shall include the following:

The parties understand and agree that (i) there are current issues with the manufacture and supply of various materials and equipment (all, collectively, "Goods"), which issues generally are referred to as "supply chain disruption" ("Disruption"), (ii) the Disruption arises from a variety of global, national, and local factors, all of which are beyond the control of Mesa Energy Systems, and (iii) the Disruption has impacted supplier's ability to provide Goods by dates certain, in the quantities ordered, and/or for the specified price.

Mesa Energy Systems therefore cannot guaranty the timely or complete performance of work that is dependent on the supply of the Trane Intellepak and electrical materials.

And, to the extent Mesa Energy Systems' supplier(s) are unable to meet their obligations to Mesa Energy Systems solely due to the Disruption, Mesa Energy Systems (i) shall not be deemed in breach of contract or otherwise assessed costs or damages arising from the Disruption and (ii) shall be entitled to (a) an equitable extension of time and (b) an increase in the contract price for Goods, but only if the price increases above the price Mesa Energy Systems had secured from its supplier at the time of order.

Terms and Conditions

1. Contractor will perform the services ("Services") set forth in the attached proposal ("Proposal").
2. Contractor will perform the Services during normal working hours, Monday through Friday, from 8 AM to 5PM, unless specified otherwise in writing by Contractor. If CITY OF PERRIS requests that Contractor provide Services on an expedited basis and/or outside normal working hours, CITY OF PERRIS shall pay all additional charges for freight, labor, or materials according to Contractor's established rates and fees.
3. If Contractor determines that other work beyond the Services is required, such work shall not constitute a part of the Services, and Contractor will provide CITY OF PERRIS with a quotation for such work.
4. CITY OF PERRIS agrees to (i) provide safe and reasonable access, and any other assistance as is reasonably necessary, so that Contractor can perform the Services and (ii) remove and replace/refinish any part of the work site that must be disturbed so Contractor can perform the Services.
5. Contractor shall not perform any service that concerns hazardous materials, and shall have no responsibility for remediation, accumulation, storage, transportation, or disposal of any hazardous materials generated by CITY OF PERRIS or present at the work site.
6. Contractor shall not be required to perform any Services where hazardous materials are present or where Contractor suspects the presence of hazardous materials, and Contractor immediately may stop providing Services in either instance and notify CITY OF PERRIS of the circumstance giving rise to the stoppage.
7. CITY OF PERRIS agrees to pay Contractor the lump sum or time and materials rates set forth in the Proposal, and all excise, sales, use, occupation or other similar taxes connected with Contractor's performance of the Services.
8. CITY OF PERRIS's payment is due net 30 days from date of invoice, and late payment to Contractor shall be subject to interest at the rate of one and one-half percent (1½ %) per month, not to exceed the maximum amount allowed by applicable law. Contractor may cease providing Services, including warranty services, if CITY OF PERRIS fails to make any payment that is due and owing.
9. Materials provided will be free from defects for one (1) year from the date of the Services or to the extent of the manufacturer's warranty, whichever the lesser. Workmanship provided will be good and of a workman-like standard for sixty (60) days from the date of the Services. During the applicable warranty period, Contractor promptly shall repair or replace, at its sole option and at its own expense, any defective materials or workmanship during normal working hours (for defective materials, Contractor only will provide (i) warranty coverage to the extent that Contractor is able to enforce liability against the manufacturer and (ii) necessary labor at its own expense for sixty (60) days from the date of the Service and during normal working hours). CITY OF PERRIS's sole and exclusive warranty is the repair or replacement set forth herein. If CITY OF PERRIS requests that Contractor provide warranty services on an expedited basis and/or outside normal working hours, CITY OF PERRIS shall pay all additional charges for freight, labor, or materials according to Contractor's established rates and fees.
10. Contractor's warranty applies only to materials and workmanship furnished by Contractor. Contractor's warranty shall be null and void if (i) CITY OF PERRIS fails properly to operate and maintain equipment and/or the system for which Services were provided, (ii) acts of vandalism or other alterations or modifications occur that affect the equipment and/or the system for which Services were provided, or (ii) CITY OF PERRIS subsequently has another contractor provide goods or services that affect to the Services.
11. Contractor shall not be liable for any delay, or loss or damage arising therefrom, and shall be entitled to additional time for the Services, if the delay is caused by an occurrence beyond the reasonable control of Contractor.
12. Contractor is not responsible for equipment and/or system design deficiencies, obsolete equipment or systems, equipment or systems beyond serviceable life, or electrical failures, and CITY OF PERRIS shall remain obligated to pay for Services if the Proposal properly was performed but the Services do not remedy the condition giving rise to the Proposal because of the foregoing.
13. Contractor shall not be liable for operation of any equipment or system, nor for injury to person or damage to property, except to the extent such injury or damage is caused by the negligent acts or omissions of Contractor, and only to the proportionate extent of Contractor's negligence.
14. Under no circumstances, whether arising out of contract, tort (including negligence), strict liability, warranty or otherwise, shall either party be liable to the other for special, indirect, incidental, consequential, exemplary or punitive damages of any nature.
15. In no event shall Contractor's aggregate liability to CITY OF PERRIS exceed an amount that is the lesser of (i) the amount of the Proposal or (ii) the cost to Contractor to repair or replace the item giving rise to the claim.
16. This Proposal shall be governed by the laws of the State where the Services are performed, without giving effect to its conflict of laws provisions. Any action concerning the subject matter of this Proposal shall be commenced in the State court of such State, which shall have exclusive jurisdiction over such action. Any such action shall be submitted TO THE COURT ONLY for resolution, WITHOUT TRIAL TO A JURY. THE PARTIES HEREBY WAIVE ANY RIGHT TO A JURY TRIAL REGARDING ANY SUCH ACTION.
17. Contractor shall be entitled to all fees and costs, including reasonable attorney's fees, incurred by it in any action to collect amounts due to it from CITY OF PERRIS.
18. By signing the Proposal, CITY OF PERRIS authorizes Contractor to perform the Services and agrees to these Terms And Conditions and those set forth in the Proposal. CITY OF PERRIS further agrees that the Proposal and these Terms And Conditions constitute the parties' entire agreement, and any other documents generated or provided by CITY OF PERRIS are intended only to create payment authority for CITY OF PERRIS's internal purposes. No such CITY OF PERRIS documents shall form a part of this agreement, or constitute a counteroffer, amendment, modification, or revision, and hereby are rejected by Contractor.

Project Cost

The total cost including applicable taxes is: **\$275,188**

This proposal, scope of work, and pricing is valid for 30-days from the date of this proposal.

* Note: From time to time, the market dynamics of our business create volatility of commodities contained in the completion of project work, including copper and steel, which cannot be anticipated at the time of project proposal. As an equitable approach to this uncertainty, the proposal price will be held firm for 15 days from the proposal date. After that date expires, increases in material costs will be passed onto *City of Perris*.

**Should upon performance of the above scope of work, it be noted that any additional labor and materials are required to place the equipment in proper operational order, you will be notified and your approval obtained prior to proceeding with any additional work.

Payment Terms

30% Mobilization due net 30-days

Remaining balance paid via progress billings due net 30-days

Clarifications

City Permits:

The above pricing specifically excludes the cost of obtaining a permit. Permitting costs incurred will be invoiced as a direct reimbursable to the City of Perris.

Title 24 Acceptance Testing:

Price includes Title-24 Acceptance testing by EMCOR personnel. These tests have been mandated by the California Energy Code and generally include three phases: documentation inspection, construction inspection, and functional testing. The acceptance test is intended to document that the installed system is operational and in compliance with the Energy Code when the test was performed.

Agreement Execution

This agreement defines the understanding of services between Mesa Energy Systems Inc. and City of Perris. This agreement shall begin on City of Perris's Acceptance Date, or upon receipt of a Letter of Intent.

City of Perris Acceptance:

Signature

Printed Name

Title *Date*

Mesa Energy Systems Inc:

Signature

Printed Name

Title *Date*



10.N.

CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Consideration to Award Contract to Preferred Modular Structures Inc. for the purchase and installation of a 1,680 square foot modular building for the Morgan Park Phase 2.1 Project located at 600 East Morgan Street, Perris, CA 92571.

REQUESTED ACTION: That the City Council 1) Award contract to Preferred Modular Structures Inc. for the purchase and installation of a 1,680 square foot modular building for a total amount of \$507,360; 2) Authorize 10% of the bid amount for contingency; and 3) Authorize the City Manager to execute all project related documents, approved as to form by the City Attorney.

CONTACT: Sabrina Chavez, Community Services Director

BACKGROUND/DISCUSSION:

On February 22, 2022, the City Council awarded a contract to Hirsch & Associates, Inc. for the professional design services of the Morgan Park Phase 2.1 Project. The Morgan Park Phase 2.1 project is proposed to expand the new soccer field parking lot, develop a parks maintenance yard, and construct improvements on Morgan Street ("Phase 2.1 Project"). Overall site plan details for Morgan Park 2.1 were presented to the Parks and Recreation Committee and staff was directed to move forward with development of design and construction drawings. As part of the project, the longest lead item is the 1,680 square foot (28' X 60') modular building, which has a lead time for manufacturing and delivery of three months, depending on factory production slot availability.

The modular building will include two offices, open area for meeting room and work stations, and restrooms. This modular building will be constructed pursuant to the State of California Department of Housing (DOH) inspection and approval process, utilizing the most current building codes and then transported and installed on a concrete stem wall foundation. Construction drawings are in process and the project is anticipated to go out to bid in August of 2023. However, to lock in the current pricing for the modular building and secure limited factory production slots, it is staff's intent to advance the purchase of this modular building for the proposed park maintenance yard. The project architect obtained three quotes ranging from \$507,360 to \$538,420 with the lowest bidder being Preferred Modular Structures Inc.

Therefore, staff is recommending to award contract and advance the purchase of this modular building to avoid cost increase and factory production delays. Costs associated with this contract award is covered through approved project funding.

BUDGET (or FISCAL) IMPACT:

Cost associated with the contract award for the purchase and installation of the modular building for the Morgan Park Phase 2.1 Project in the amount of \$507,360 plus 10% contingency will be covered through the approved project budget (CIP #P056).

Prepared by: Martin E. Martinez, Management Analyst

REVIEWED BY:

City Attorney _____

Assistant City Manager *MB*

Deputy City Manager _____

- Attachments:
1. Project Location
 2. Project Plans
 3. Bid Summary
 4. Contract Services Agreement

Consent: X

Public Hearing:

Business Item:

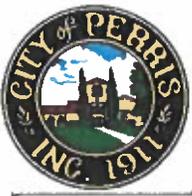
Presentation:

Other:



CITY OF PERRIS
COMMUNITY SERVICES

ATTACHMENT 1: PROJECT LOCATION



**CITY OF PERRIS
COMMUNITY SERVICES DEPARTMENT**

MORGAN PARK PHASE 2.1

Aerial



600 East Morgan Street, Perris CA 92571



Project Location





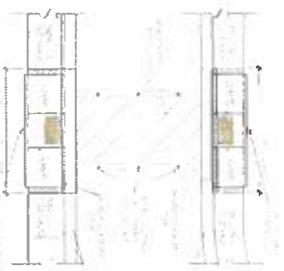
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COMMUNITY SERVICES

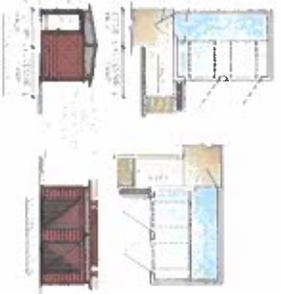
ATTACHMENT 2: PROJECT PLANS

MORGAN PARK PHASE 2 PARKING LOT EXPANSION

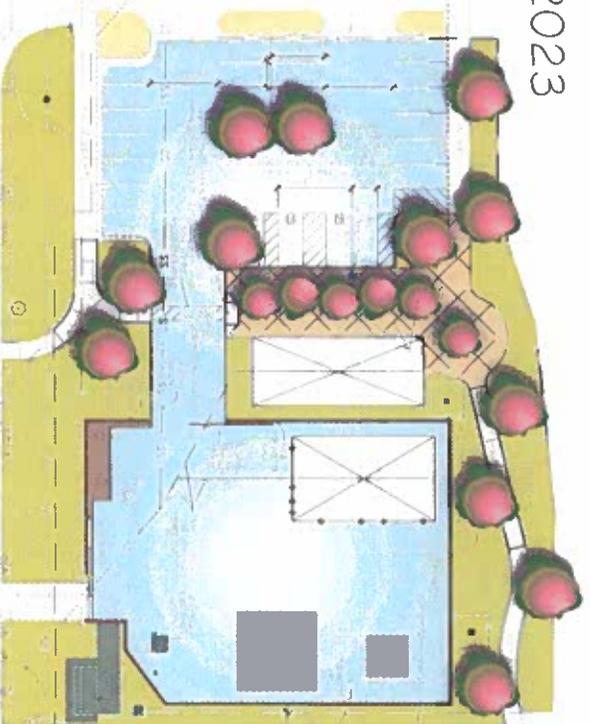
CITY OF PERRIS FEBRUARY 7, 2023



CROSSWALK



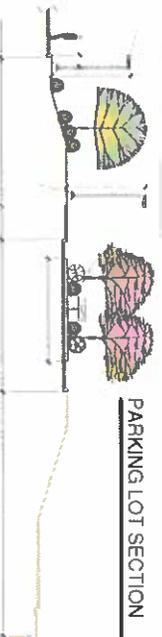
TRASH ENCLOSURE



A

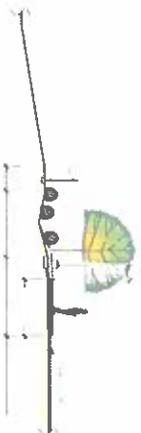
B

ROUNDABOUT STREET SECTION



D

PARKING LOT SECTION



C

HIRSCH & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE & PLANNING

2024 E. VAN AVENUE, SUITE 200, A
PERRIS, CALIFORNIA 92570
PH: (951) 251-1111 FAX: (951) 251-1112
WWW.HIRSCHANDASSOCIATES.COM





PMAS
 PROFESSIONAL ARCHITECTS
 1000 ...
 ...

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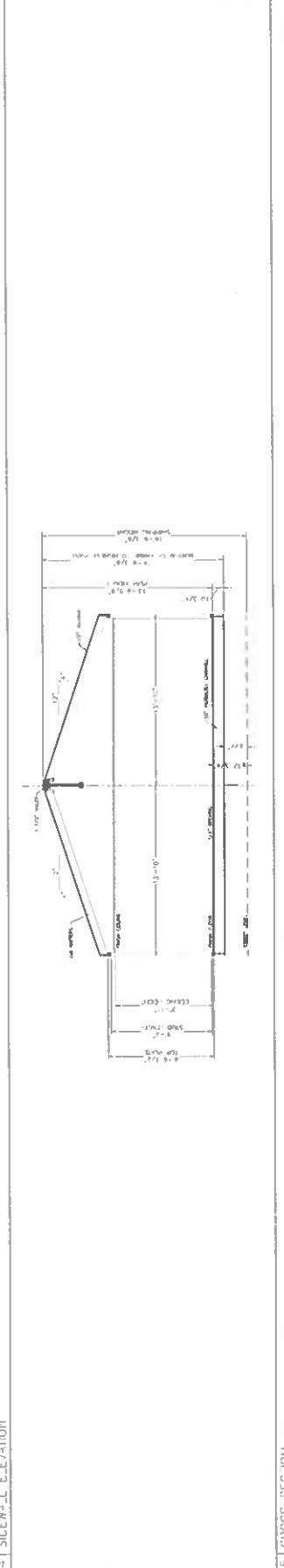
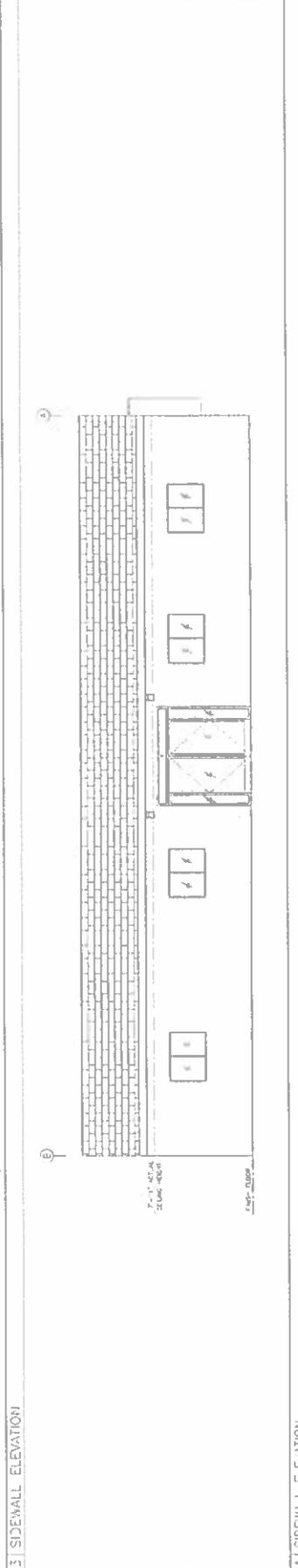
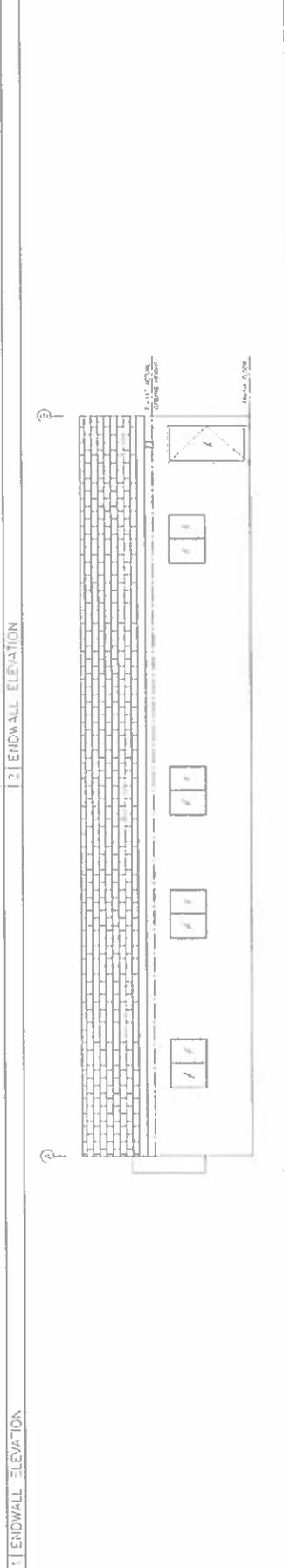
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| 1 |
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PROJECT NAME
 OFFICE NUMBER
 PROJECT NUMBER

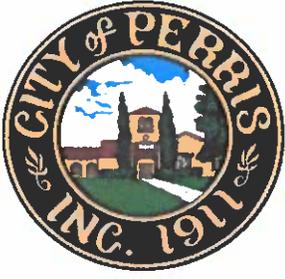
CITY OF PHOENIX
 PERMITTED BY
 PERMIT NUMBER
 DATE OF PERMIT
 PROJECT NUMBER

DATE OF DRAWING
 DRAWN BY
 CHECKED BY
 PROJECT NUMBER
 SHEET NUMBER
 TOTAL SHEETS

PRELIMINARY
 04/07/23
 SHEET NO.
 A-3



1 | ENDWALL ELEVATION
 2 | ENDWALL ELEVATION
 3 | SIDEWALL ELEVATION
 4 | SIDEWALL ELEVATION
 5 | CROSS SECTION



CITY OF PERRIS
COMMUNITY SERVICES

ATTACHMENT 3: BID SUMMARY



CITY OF PERRIS

COMMUNITY SERVICES

Request for Proposal Results

Project: Morgan Park Phase 2.1

Description: Modular Office Building at Morgan Park Phase 2.1 Project

| Contractor: | Price |
|--------------------------------------|---|
| 1) Willscot | Non-Responsive (provided floor plan but didn't follow through with quote) |
| 2) Preferred Modular Structures INC. | \$ 503,200.00 |
| 3) Mobile Modular | \$ 538,420.00 |

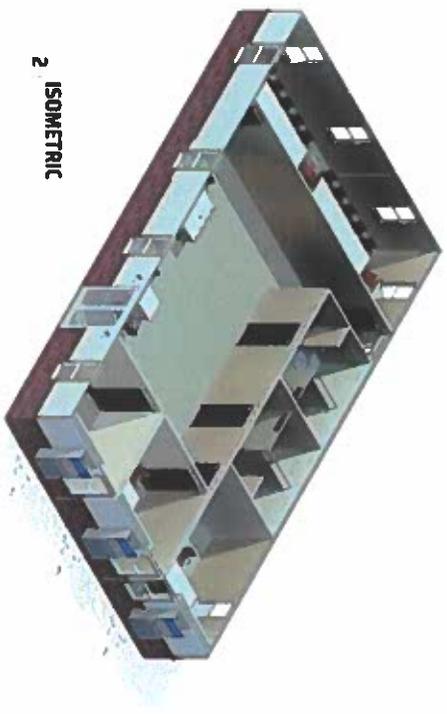


MORGAN PARK BUILDING
PERRIS, CA
WILLIAMS SCOTSMAN, INC.

| | |
|----------|--------------------|
| DATE | DESCRIPTION |
| 7/1/2011 | ISSUED FOR PERMITS |
| 7/1/2011 | ISSUED FOR PERMITS |

| | |
|-----------|------------------------|
| PROJECT | WILLIAMS SCOTSMAN INC. |
| OWNER | WILLIAMS SCOTSMAN INC. |
| ARCHITECT | WILLIAMS SCOTSMAN INC. |
| DATE | 7/1/2011 |
| SCALE | AS SHOWN |

A-101



2 ISOMETRIC



1 FLOOR PLAN



EXTERIOR VIEW 1



EXTERIOR VIEW 1



INTERIOR VIEW 1



INTERIOR VIEW 1

PRELIMINARY DRAWING NOT FOR CONSTRUCTION



3235 BELGIAN DRIVE
NORCO, CALIFORNIA 92860
P-951 735 2332 F-951 271-7797
800 606 1166
www.preferredmodular.com

PREFERRED MODULAR STRUCTURES INC.

September 30, 2022
(rev.04.03.23)
(rev.05.02.23)

To: City of Perris

Attn: Josh Estrada

Re: Morgan Park Modular Building
28' X 60' Modular office Building

Mr. Estrada,

Pursuant to our email exchange I have revised the price on the proposed modular building development because the original quote is now over 60 days old. I have listed the general specification for the 28'0" X 60' (1,680 sf) building that we designed (see attachment). This building will be constructed using current codes and then transported and set up on a PMSI constructed concrete stem wall foundation.

This proposed building would be constructed under the State of California Department of Housing (DOH) inspection and approval process, utilizing the most current building codes. This structure will be constructed as a Type V non-rated building.

The revised fixed estimate to provide the concrete stem wall foundation, the modular building per plan and the installation onto the foundation is \$507,360.00. This price is good through June 01, 2023.

Schedule of Values

The payment structures for this project is as follows:

- 10% - \$ 50,736.00 - Deposit upon execution of contract.
- 30% - \$152,208.00 - Upon start of production at Chino factory.
- 30% - \$152,208.00 - Upon factory completion w/building ready for transport.
- 20% - \$101,472.00 - Upon completion of concrete stem wall foundation.
- 10% - \$ 50,736.00 - Project completion and acceptance by owner.

Find the general building specifications listed on the following page.

Please contact me with any questions you may have regarding the above.


Matt Casserly

September 30, 2022
(rev.04.03.23)
(rev.05.02.23)

City of Perris
Morgan Park Modular Building

General Building Specifications

1. Floor – 10” Perimeter steel chassis w/steel floor joists, R-19 insulation, 1-1/8” T&G plywood Sturdi-Floor; 1/8 VCT flooring and 4” vinyl base throughout.
2. Roof - Open web steel truss system (clear span)w/2x8 ceiling joists, ½” plywood sheathing, R-30 insulation and composition shingle roofing.
3. Exterior – 2x6 wall framing, R-19 insulation and 3-coat stucco applied on site.
4. Doors – (1) 6068 Storefront type (1) 3068 storefront type w/ keyed lever entry hardware w/ deadbolt and panic hardware.
5. Windows – Ten (10) 3040 dual glaze, Low E, XO slider windows w/ 1” mini blinds.
6. Interior – Four (4) offices, two (2) single user restrooms and two (2) storage rooms. Office walls are insulated and extend to t-bar. .
7. Restrooms – Restroom walls are insulated and extend deck-to-deck. Interior is per plan.
8. Finishes - Vinyl wrap gypsum wall covering, t-bar ceiling @ 8’-0”, 2x4 LED recessed lighting w/ sensors and switching, duplex receptacles @ 12’ and 3060 SC interior doors w/ keyed locksets.
9. Mechanical & Electrical – Bard wall mount 3-ton AC units (2) w/ ducted supply and return and 2’x2’ air grills. Two (2) 125 amp 120/240v single phase exterior surface mount electrical panels and all required emergency and exit lighting included.

The above stated fixed price would include the following PMSI scope of work:

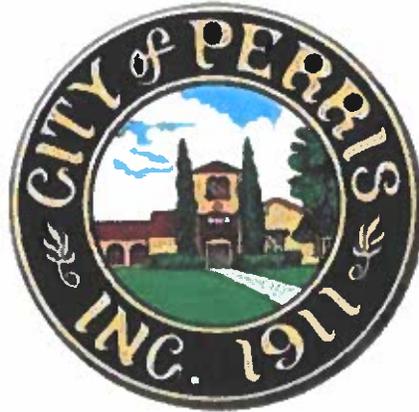
1. Supply all required building design plans, DOH inspections, certifications and approvals.
2. Construct one (1) new 28’ x 60’ (1,680 sf) building.
3. Construct stem wall foundation system.
4. Transport building sections to the City of Perris.
5. Provide all labor, equipment and crane as required for installation on the stem wall foundation.
6. Provide DOH licensing, registration and transfer fees.
7. Provide one-year full warranty.
8. Includes all, insurance and workers comp requirements.
9. Includes removal from site all generated debris.
10. We assume Prevailing Wage requirements for this project.
11. Prices are good for 60 days from date of proposal.

Conditions and Exclusions (continued)

- a. Excavation of foundation is by others at this time.
- b. All site utilities and final connections are by others at this time.
- c. Fire sprinklers, fire alarms or fire resistive construction are not included at this time.
- d. Local permits, plan check and required fees are by others and not included.
- e. Security system, data or other low voltage systems, conduits and electrical requirements for same are not included.
- f. No allowance for bonds has been included.
- g. No site fencing or temp utilities included at this time.
- h. Limited factory production slots are available in 2023 so if interested place order early.



Modular Construction Proposal For:



City of Perris

October 6, 2022

Prepared For:

Hirsch & Associates, Inc.

2221 East Winston Road, Suite A

Anaheim, California 92806

Chuck Foley

Ph: 714.776.4340 X107 | E: CHUCK@HAILANDARCH.COM

Submitted By:

Custom Modular Solutions (CMS) Division

Mobile Modular

Mario Camacho - Regional Sales Manager

Ph: 707.479.3400 | E: Mario.Camacho@mobilemodular.com



Table of Contents

- Who we A.R.E.
- Environmental, Health, & Safety Statement (EHS)
- Floor Plan & Elevations
- Building Specifications
- Project Scope of Work
- Clarifications
- Financial Overview



Mobile Modular: Who We A.R.E.

Since 1979, Mobile Modular has been providing modular buildings to meet the space needs of a variety of markets, including education, commercial, government, healthcare, construction, development, industrial, manufacturing, petrochemical and retail. With a strong foundation and rich history, we are growing and exploring new frontiers and constantly pushing our limits. Headquartered in Livermore, CA, Mobile Modular Management Corporation is a division of McGrath RentCorp, which is a public company, traded on the NASDAQ Exchange (Symbol: MGRC).

Our commitment to serving our customers is summarized by three key elements of who we A.R.E. – Availability, Response and Execution. We pride ourselves on being available to help you through the design and project planning phase, responding quickly whenever you need us and creating, exceptional customer experiences by doing what we say we will do. Let our experts guide you through the entire process, ensuring that your project runs smoothly and efficiently. We continually strive to make your modular solution experience streamlined and easy. We have more than 500 years of modular experience within our leadership, sales and construction teams. We're ready to support your project.

From the start of your project, we will consult with you to develop a design for your building, a project scope, a schedule and a budget in a comprehensive and accurate proposal - to the end of your project where we will proudly hand you the keys – your project is our commitment.

Our commitment to our team members and our customers is best captured in our core values, which you can read more about on our website at www.mgrc.com/#values. We believe one of our most important values is "Exceptional customer experiences are our lifeblood". Our team members are committed to putting their personal best into your project, following through on their commitments and making sure you know you matter. We know relationships are built with open, honest, and direct communication and we value getting it right. We will be transparent and accountable every step of the way.

I hope that when you are ready to choose a modular building company for your project, you choose Mobile Modular. If you'd like to talk with me more about who we are or about your project please reach out to me at phil.hawkins@mobilemodular.com. Thank you for the opportunity to serve you.

Phil Hawkins
VP, Mobile Modular



Environmental, Health, and Safety Statement

Mobile Modular, a division of McGrath RentCorp (MGRC), is fully committed to the principle of "safety first" and providing employees with a safe working environment. "Safety first" means that no job is more important, and no order is more urgent, that it takes precedence over the safety of our employees and workplaces.

Our leadership team is responsible for emphasizing safe working practices and behaviors, and helping to ensure a safe operation in their respective work areas, at all times. Our employees must always act in a safe manner, observe all rules of safety and health, and utilize proper safety equipment and technique in carrying out their work assignments.

All of us at McGrath RentCorp understand that nothing is more important than the safety of our employees, contractors, customers, neighbors, and the public. Incidents can result in serious personal injury and property damage, all of which can cause needless human suffering and financial loss. Therefore, MGRC implements programs that encourage employees to engage in dialogue with peers and management – about safe and at-risk behaviors.

McGrath RentCorp builds a proactive safety culture by:

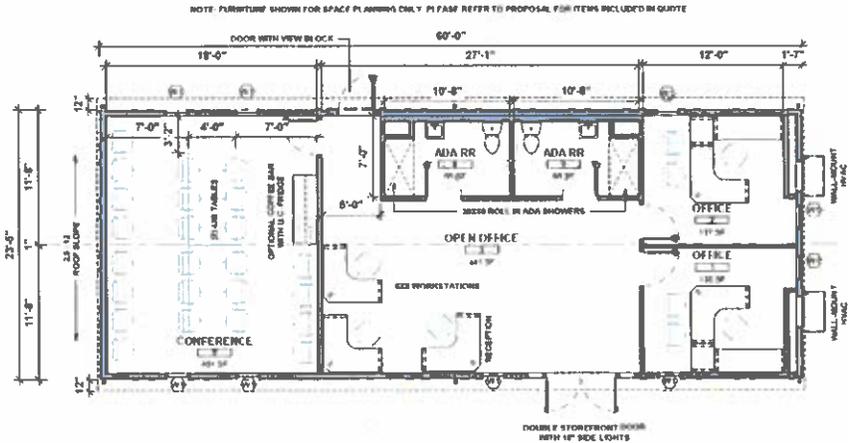
- Driving continual advances and improvement of our Environmental Health and Safety Program through investigating and seeking opportunities to learn from incidents, analyzing leading and lagging indicators to identify areas of opportunity, and communication with employees, contractors and other stakeholders;
- Educating, training and equipping employees to ensure that they are empowered to avoid unsafe situations and to respond appropriately to unexpected events;
- Being a leader in the community to influence safety among our employees, contractors, suppliers, and industries.

We take responsibility for our actions and results, and we hold each other accountable to safely provide the most sustainable and efficient product possible.

A handwritten signature in black ink, appearing to read "Phil Couto".

Phil Couto
Director, Environmental, Health, and Safety

FLOOR PLAN(S)



ELEVATIONS AND 3D IMAGES ARE APPROXIMATE REPRESENTATIONS USING GENERIC LIGHTING AND SITE CONDITIONS. FINAL COLORS OF FINISHES MAY VARY



BUILDING SPECIFICATIONS

| ITEM: | DESCRIPTION: |
|-------------------------|--|
| DESIGN CRITERIA: | |
| Location: | Perris, CA |
| Seals: | California |
| Construction Type: | VB - Unprotected |
| Occupancy Use: | Business |
| Design Loads: | Per CBC Requirements for Project Location |
| FRAME: | |
| Type: | Perimeter, Sized as Required |
| Main Beam: | As Required, Minimum Pier Spacing @ 10' O.C. |
| Cross Members: | Steel I-Beam, C-Channel, Z-Channel, or Bar Joist |
| Hitch: | Bolt On with 2-5/16" Coupler & Jack |
| Axles: | As Required to Safely Transport the Modular Units |
| Tires: | New Tires Only, 12 Ply Minimum |
| FLOOR: | |
| Bottom Board: | Mobile Flex |
| Insulation: | Fiberglass Batt, R-Value per Applicable Energy Code |
| Joists: | Steel Floor Joists, Sized/Spaced as Required |
| Decking: | 3/4" T&G Plywood/OSB Sheathing |
| Finish: | 12" x 12" x 1/8" Vinyl Composition Tile (VCT), Armstrong Exelon (or Equal) |
| Wall Base: | 4" Vinyl Cove Base |
| EXTERIOR WALLS | |
| Framing | Wood Studs per Structural Requirements |
| Interior Finish | 1/2" Vinyl Clad Gypsum |
| Misc: | 4' Vertical Seams May Contain Matching Vinyl Battens (Bldg. Mfg. Standards will Apply) |
| Sheathing: | 3/8" CDX Plywood |
| Insulation: | Fiberglass Batt, R-Value per Applicable Energy Code |
| Exterior Finish: | Stucco site installed |
| INTERIOR WALLS | |
| Framing | Wood Studs per Structural Requirements |
| Finish: | 1/2" Vinyl Clad Gypsum |
| Misc: | 4' Vertical Seams May Contain Matching Vinyl Battens (Bldg. Mfg. Standards will Apply) |
| Finish: | Fiberglass Reinforced Panel (FRP) Laminated over 1/2" Moisture Resistant Gypsum, Full Height Floor-to-Ceiling in all Restrooms, Shower Rooms/Areas, and Janitor Closets. Include Corresponding Trims Provided by FRP Manufacturer for Vertical Seams, Inside, and Outside Corners. (No Caulk Joints) |
| Misc: | Walls extended to rafters - Restrooms only |
| Sound Insulation: | R-11 Unfaced Fiberglass Batt Restroom only |
| Plenum Walls | Floor to Ceiling Full Module Width |
| Columns | Roof support columns - Concealed |
| ROOF: | |
| Framing: | 20# Mono-Gable 2.5"x12" Pitch |
| Framing: | Wood Rafters, Size as Required for Roof Loads |
| Roof Load: | 20# Roof Live Load |
| Roof Slope: | 2.5:12 |

BUILDING SPECIFICATIONS

| | |
|---|--|
| Mate Beam: | Wood Beam-48" 4 Layer (Struct 1) |
| Mate Beam: | Modline Strap |
| Posts: | No Exposed Posts, Concealed in Walls |
| Sub-Ceiling: | Per Manufacturer's Standard Design to Support Insulation |
| Finish: | Suspended Ceiling, 24"x48"x5/8" Square Edge Tile, Armstrong Cortega #769 (or Equal) in 15/16" Steel Grid, Armstrong Prelude (or Equal) |
| Misc: | Suspended Ceiling Installed by MFG, Mobile Modular to Complete Matelines on Site |
| Ceiling Height: | 7'-10" A.F.F. |
| Insulation: | per Energy Code |
| Sheathing: | 1/2" OSB Roof Decking |
| DOORS - EXTERIOR & INTERIOR: | |
| Exterior Door: | 36 x 80 Commercial Insulated Hollow Metal with Steel Jamb |
| Hardware | Hydraulic Door Closers |
| Hardware | Grade 2 Door Hardware |
| Exterior Door: | 72" x 84" Storefront Double Med Style w/ Pull & Push (Dual Glazed Low-E) Includes (2) 18" side lights (No Transom) |
| Interior Door: | 36 x 80 Legacy Oak Solid Core w/ Steel Timely Jamb |
| Hardware | Passage Lever |
| Hardware | Privacy Lever Lockset at Restroom(s) |
| Hardware | Grade 2 Door Hardware |
| WINDOWS: | |
| Windows: | 2046-Aluminum-V/S-Dual Glazed-Bronze Frame Clear Low E |
| Glazing: | Clear, Low E, Insulation Values as Required for Energy Code |
| ELECTRICAL: | |
| Sub Panel | NEMA 3R, External, 125 Amp Single Phase |
| Wiring: | MC Cable, 14-2 Min |
| Wiring: | MC Cable, 12-2 Min |
| Interior Lights: | 24"x 48" LED, Lay In Troffer with Prismatic Lense |
| Interior Lights: | Dome Light 11" LED Restroom |
| Exterior Lights | LED Wall Pack, w/Photocell |
| Exterior Lights | 13W CFL Porch Light w/Photocell at Exterior Doors |
| Exit/Emergency Lighting | Emergency Light-Dual Head Conference room |
| Exit/Emergency Lights | Exit/Emergency Light Remote Capable Red-Exterior Remote Head |
| Receptacles | 120 Volt 15 Amp |
| Receptacles | 120 Volt 20 Amp |
| Receptacles | GFCI Receptacles |
| Receptacles | Duplex-Floor Mounted Combo Box (Recpt & Comm) Stubbed thru Floor |
| Receptacles | Space Receptacles at Approx. 12' O.C., Minimum (3) ea. Per Office (Exclude Wall w/Door) |
| Switches: | 120 Volt 15 Amp |
| Switches: | 120 Volt 20 Amp |
| Switches: | Title 24 Digital Lighting & Receptacle Controls |
| Switches: | Occupancy Sensor, Wall Mounted |
| Switches: | Dual Switching and/or Occupancy/Vacancy Sensors as Required by ASHRAE or IECC |
| Tele/Data | 6x6 NEMA 3R Entrance Box; 4x4 J-Box w/ Mud Ring & 3/4" Conduit |

BUILDING SPECIFICATIONS

| | |
|-----------------------|---|
| PLUMBING: | |
| SUPPLY: | Type L Copper Drop |
| SUPPLY: | PEX |
| DWV: | Schedule 40 PVC |
| Water Closet: | Water Closet-ADA- Low Flow-Elongated |
| Lavatory: | China Wall Hung w/Single Lever Faucet |
| Water Heater: | Electric 40 Gallon Tank Style- Exposed in Restroom |
| Shower: | 60" ADA |
| Floor Drain: | 3" PVC w/ Drip Primer |
| Restroom Accessories: | Toilet Paper Holder/Dispenser, Single Roll |
| Restroom Accessories: | Paper Towel Dispenser, C-Fold |
| Restroom Accessories: | ADA Grab Bars |
| Restroom Accessories: | Soap Dispenser |
| Restroom Accessories: | 24"W x 36"H Stainless Steel Frame Mirror |
| Restroom Accessories: | All Restroom Accessories Shall Be "Bobrick" (or Equal) |
| H.V.A.C. | |
| Heating/Cooling: | Wall Mounted "Bard" or Equal with Electric Resistant Heat Strip, Sized as Required |
| Accessories: | Commercial Room Ventilator (CRV) w/ CO2 Sensor |
| Supply Ducting: | Fiberglass Duct Board-Balancable Return Air-Adjustable Dampers |
| Supply Diffuser: | 24" x 24" Lay-in, Suspended Ceiling, w/Adjustable Damper |
| Return System: | Ducted Above the Ceiling |
| Return Ducting: | Fiberglass Duct Board |
| Restroom Exhaust Fans | 140 CFM-Ceiling Mounted w/ Humidstat |
| Thermostat | Programmable w/Auto Change Over |
| Misc | Fire/Smoke Damper |
| Smoke/CO2 Detector | Stand Alone, Battery Operated Smoke/CO2 Combination Detector |
| Base Cabinets: | High Pressure Laminate |
| Wall Cabinets: | High Pressure Laminate |
| Counters: | High Pressure Laminate |
| NOTES: | |
| Note 1: | Ship Loose Materials to include, at a minimum: all materials required to complete interior and exterior finishes at mate lines; insulation to complete building envelope at mate lines; fire caulk and adhesives required to complete installation of materials at the mate lines; all material to mount, wire, and flash roof mounted exhaust fans, caps, and RTUs; all cleaner, primer, seaming material, and sealants for roof seaming and flashing; pipe and fittings to complete interior plumbing connections at mate lines (all pipe below floor for manifold is furnished by the site plumber); bolts/lags/clamps required to connect modules at roofs and/or floors at mate lines. All "typical" fasteners used in pneumatic guns will be provided by the set-up contractor. |

| SCOPE OF WORK | | | | |
|---|---|----------|----------------|--------|
| Description | Details | Excluded | Mobile Modular | Client |
| BUILDING-24'x60' | | | | |
| New Modular Building | The new manufactured modular building(s) to be provided will consist of approximately 1440 square feet and is to be designed/constructed in accordance with the Building Specifications. | | X | |
| TRANSPORTATION | | | | |
| Deliver New Modular Units | Transport (2) modular units measuring a nominal 14' Wide x 60' Long x 15'-10" High from the Manufacturing Facility to the project site located in Perris, CA. Includes all surveys, permits, fees and escorts as required for delivery to site staging area. If excess detours or mileage are required for delivery to site, additional cost could apply. | | X | |
| Shuttle Modular Units | Shuttle modular units from the staging area to the project site. Staging area shall be located on project site and shall not require additional permits or use of public roads, unless otherwise noted. | | X | |
| BUILDING SETUP | | | | |
| Building Setup | Provide required labor, materials and equipment to set the modular units onto the building foundation. | | X | |
| Anchor Modular Units- Materials | Furnish 12" x 12" x 5/8" Weld Plates with (4) 5/8" Dia. With 2" J-Hooks 12" Long. Plates shall be embedded in Concrete Pier or Stem Wall as Required by Designing Engineer. | | X | |
| Anchor Modular Units- Labor | Weld Plates shall be embedded in Concrete Pier or Stem Wall as per the designated Contractor. The Setup Contractor shall weld the modular building to the steel plates with certified welders. This work includes inspections by applicable code officials | | X | |
| Remove Axles/Tire | Axles and Tires shall be removed from the building. Axles shall be stored under the modular building. Tires shall be stored elsewhere on site. | | X | |
| Remove Hitches MMMC- Client Removal | Hitches to be removed and stockpiled on site. Removal from project site is by Client. | | X | |
| Seaming Materials | Building manufacturer shall supply all necessary interior/exterior seaming materials as required by drawings and specifications. | | X | |
| Interior/Exterior Seams | Complete all Exterior/Interior Seams Per the Drawings and Agreed Scope of Work. Floor seams shall be flash patched and sanded to a seamless transition from module to module. All interior and exterior seams shall be completed per the drawings and material manufacturer instructions. Once complete the seams shall maintain the "building envelope". | | X | |
| DIVISION 1 - GENERAL REQUIREMENTS | | | | |
| Modular Building Drawings | Modular shop drawings, State 3rd party approved in accordance with applicable state and national model codes and project requirements | | X | |
| Architectural Fees | Architecture of Record, including but not limited to modular building and other building drawings. Modular building drawings to be furnished by building manufacturer. | X | | |
| Civil Engineering Fees | Site plan including but not limited to existing/proposed grading plan, site development, landscaping, etc. in accordance with specific codes and project requirements | X | | |
| Structural Engineering Fees - Foundations | Foundation structural drawings in accordance with applicable project and code requirements | | X | |
| Structural Engineering Fees | Complete structural drawings with exception of building foundations. All drawings shall be in accordance with applicable codes and project requirements | X | | |
| Geotechnical Fees | Complete geotechnical testing at site and develop a comprehensive report with recommendations in accordance with applicable codes and project requirements | X | | |
| MEP Engineering Fees | Complete MEP drawings with exception to the building envelope plans and schematics provided by the modular building manufacturer. All drawings shall be in accordance with applicable codes and project requirements | X | | |
| Surveying | Complete a survey with a topo map of the required project area including survey limits, range, contours, all surface features and underground utilities within the area to be surveyed shall be shown and identified on the maps. In addition, these features shall be located by sufficient distance ties and labeled on the sheets to permit accurate scaling and identification. Establish project benchmarks and corner locations of the building(s). | X | | |
| SWPPP Planning/Design | Provide a complete SWPPP plan and details for work necessary prior, during and after proposed construction. All plans and details shall be in accordance with applicable codes | X | | |
| Soil Testing | Provide soil testing services prior to and during construction as required | X | | |
| Concrete Testing | Provide labor and materials to complete slump and compressive testing in accordance with code and project requirements | X | | |
| Permits, Fees, Bonds, Labor | | | | |
| NONE | Not Proposed or Included in this Scope of Work | X | | |
| Bid Bond | Not Proposed or Included in this Scope of Work | X | | |
| Performance Bond | Not Proposed or Included in this Scope of Work | X | | |
| Building Permits | Not Proposed or Included in this Scope of Work | X | | |

| SCOPE OF WORK | | | | |
|--|--|----------|----------------|--------|
| Description | Details | Excluded | Mobile Modular | Client |
| Site Permit | Not Proposed or Included in this Scope of Work | X | | |
| Foundation Permit | Not Proposed or Included in this Scope of Work | X | | |
| Electrical Permit | Not Proposed or Included in this Scope of Work | X | | |
| Plumbing Permit | Not Proposed or Included in this Scope of Work | X | | |
| Fire Suppression Permit | Not Proposed or Included in this Scope of Work | X | | |
| HVAC Permit | Not Proposed or Included in this Scope of Work | X | | |
| Prevailing Wage | Non Union / Prevailing Wage to include Certified Payrolls Submitted Weekly. | | X | |
| Project Contingency | Set aside project contingency allowance | | X | |
| Temporary Labor & Facilities | | | | |
| NONE | Not Proposed or Included in this Scope of Work | X | | |
| Project Safety | | | | |
| Site Safety During Construction | All work on site is to be performed safely in accordance with all OSHA and Mobile Modular standards. It is the responsibility of the Contractor to inform and educate all personnel working onsite of the aforementioned requirements and ensure that these policies are enforced each day. | | X | |
| Tool Box Talks | A daily Tool Box Talk shall occur prior to the start of each shift on each work day. Topics shall be relevant to conditions and/or tasks expected to occur on that day. Duration should be approx. 5-10 minutes, but may be longer if deemed | | X | |
| Site Controls & Utilities | | | | |
| NONE | Not Proposed or Included in this Scope of Work | X | | |
| Project Management | | | | |
| Project Manager | Mobile Modular Project Manager has overall responsibility of the project budget and schedule. The Project Manager will be the POC for the client with any specific clarifications, change orders, schedule adjustments, etc. | | X | |
| Factory Inspector | Mobile Modular's Factory Inspector will periodically inspect the modular building at the factory. This person is responsible to insure that the buildings are being constructed in accordance with applicable project requirements. This inspection does not replace or reduce the necessary 3rd Party Inspections and the Manufacturer's QA/QC program. At Mobile Modular's option, depending on the project size and requirements, this person may be a designated individual or serve in multiple roles (aka Multi-Hat) | | X | |
| Working Hours | Working hours for this project are established as 7:00 AM to 4:00 PM Monday through Friday. If subcontractors desire to work outside of these hours, prior approval must be granted by Mobile Modular and approved by the Client | | X | |
| Additional Work | Any work not covered in the base contract must be approved by Mobile Modular and the Client before subcontractor proceeds with work. A daily ticket must be signed by Mobile Modular for all extra work. All extra tickets must be included in a Change Order Request and submitted on a weekly basis. No compensation will be paid to subcontractor for extra work until it is signed by the subcontractor, Mobile Modular and Client | | X | |
| Operation & Maintenance Submittals/Manuals | Mobile Modular's Project Manager will turnover to the client all O&M manuals in electronic format (i.e. PDF) on a flash drive. Each contractor shall provide a complete electronic (PDF) O&M manual for their scope of work. | | X | |
| Closeout Submittals | Mobile Modular's Project Manager will turnover to the client all necessary closeout documents including but not limited to as-build drawings, engineering letters, certifications, etc. as required by the project documents and/or code. Each contractor shall provide a complete electronic and hard copy of their closeout for their scope of work. | | X | |
| Warranty | Mobile Modular's Project Manager will turnover to the client all necessary warranty documents as required by the project documents. | | X | |
| DIVISION 2 - SITE CONSTRUCTION | | | | |
| Clearing Site and Grubbing | The work consists of clearing, grubbing, and disposing of trees, snags, logs, brush, stumps, shrubs, and rubbish from the designated areas. | X | | |
| Tree Removal and Trimming | Designated contractor shall remove and/or trim trees/limbs determined by the client or their representative. Limbs and brush to be removed by the contractor. The trees will be marked by the owner or their representative prior to their removal. Tree trunks shall be removed to a level below grade. The contractor will fell trees/trim trees in a manner preventing injury to remaining vegetation and damage to personal property. | X | | |
| Sod Stripping | Remove and dispose of all sod/grass within the designated limits. | X | | |
| Foundation Pit Excavation, Backfill and Compaction | Assigned contractor shall excavate for foundation, backfill and compact after installation and inspections. Any excessive excavated material that cannot be used in the backfill will be stockpiled on site and removed by client. | X | | |
| DIVISION 3 - CONCRETE | | | | |
| Foundation and Footing Layout | Surveyor shall identify the building corners, the foundation contractor shall layout the complete foundation | | X | |
| Foundation Forming Installation and Removal | Labor and Materials as required to Install and Remove Forms. Includes Inspections | | X | |

| SCOPE OF WORK | | | | |
|---|---|----------|----------------|--------|
| Description | Details | Excluded | Mobile Modular | Client |
| Foundation and Footing Steel Reinforcing | This Contractor shall furnish and install all reinforcing steel for concrete foundations, dowels incorporated for concrete flatwork, and vertical masonry dowels incorporated into foundations as required. This includes all reinforcing support (i.e. chairs, slab bolsters, dobie blocks, etc.). All reinforcing steel installed by this Contractor and left exposed is to be protected per OSHA requirements. | | X | |
| Concrete Stem Wall Foundation | Labor and materials to construct a concrete stem wall permanent foundation per PE designed layout. | | X | |
| DIVISION 4 - MASONRY | | | | |
| Stucco-Site Installed | Labor and materials to install lath and a 3 part stucco system per local codes and industry standards. | | X | |
| DIVISION 7 - THERMAL & MOISTURE PROTECTION | | | | |
| Vapor Barrier in Crawl Space | Furnish and install 6Mil plastic vapor barrier with a minimum 12" overlap and seams taped. | | X | |
| Gutter/Downspouts | The work shall consist of furnishing and installation of roof gutters and downspouts on the building as shown on the drawings. Roof gutters and downspouts may be made of aluminum. Gutters shall be supported at a maximum spacing of 32 inches for aluminum. Downspouts shall be securely fastened at the top and bottom with intermediate supports that are a maximum of 10 feet apart. Gutters shall be installed with the minimum fall specified on the drawings. If the minimum fall is not specified on the drawings, gutters shall be installed with sufficient slope so they drain to the downspouts. This contractor shall provide concrete splash blocks at each downspout location. | | X | |
| DIVISION 15 - MECHANICAL | | | | |
| Plumbing - Water Supply | Plumbing Water Service - Not included in this Scope of Work | X | | |
| NONE | Building manufacturer shall furnish all install all water lines to each fixture as required by code. The building manufacturer shall terminate water piping at the modular mate line and allow enough work area for a cross-over connection. Mobile Modular's plumbing contractor shall provide the labor and materials to complete the water line connection at the mate line. | | X | |
| Plumbing Water Crossover Connections at the Mate line | | | | |
| Plumbing - Sanitary Sewer | Plumbing Sanitary Sewer Service - Not Included in this Scope of Work | X | | |
| NONE | | | | |
| Fire Suppression | Fire Sprinkler - Not Included in this Scope of Work | X | | |
| NONE | | | | |
| Heating, Ventilation and Air Conditioning | | | | |
| HVAC Duct Crossovers | The Contractor shall supply all required expertise, labor, tools, equipment, materials, and services required to complete duct crossovers of the HVAC system in accordance with the prepared plans, specifications. | | X | |
| DIVISION 16 - ELECTRICAL | | | | |
| Electrical Service | | | | |
| NONE | Excludes any materials, labor, inspections, fees, etc. required to furnish and install the electrical service from the existing power source to the Mobile Modular supplied MDP and/or subpanels located in the proposed building as listed in the building specifications. | X | | |
| Electrical Service - Site Power | Complete electrical service from existing power source to the proposed building. Includes, excavation, conduit, wire, transformers, disconnects, switchgear, inspections and tie-ins. | X | | |
| Electrical Service - Proposed Building to MDP | Complete electrical service in the proposed building to a Main Distribution Panel (MDP) or Disconnect installed in or on the proposed building. Excludes excavation, conduit, wire, transformers, disconnects, switchgear, inspections and tie-ins, beyond the proposed MDP or Disconnect. | X | | |
| Electrical Building | | | | |
| Install Ship loose Exterior Lights | Building manufacturer shall provide the materials for the specified lights. Any labor and tools to install the ship loose light is the responsibility of Mobile Modular's electrical contractor. | | X | |
| Electrical Crossover @ Mate lines | Building manufacturer shall furnish all install all branch circuits from the individual devices and terminate at the mate line with "quick-connects" or in a junction box as required by code. The building manufacturer shall leave enough wire to cross the building mate line and allow for a cross-over connection. This additional wiring shall be coiled up and properly marked to by the manufacturer. Electrical contractor shall uncoil the wire, fasten per code, make necessary slices/connections and test to insure the circuit is properly working | | X | |

PROPOSAL CLARIFICATIONS

Contractual - Sale Transaction

Mobile Modular's Proposal, in its entirety, shall be included and made a part of any contract resulting from this Proposal. In the event of conflict, the contents of the Proposal shall be considered binding upon the parties and supersede any and all other documents.

Payment terms net 15 days. For custom/new equipment, payment terms are as follows: 25% down payment; 65% upon delivery of equipment; 10% upon substantial completion of Mobile Modular's scope of work. Mobile Modular shall be promptly paid any and all amounts due under the Agreement regardless of Customer's non-receipt or delay of payment from its customer.

The pricing provided herein shall be valid for 21 days.

The prices quoted herein exclude any and all taxes, fees, etc. Such taxes or fees shall be delineated as a separate line on the Mobile Modular invoice at time of billing, and shall be the responsibility of the Customer.

The cost of a performance bond, if required, is \$15.00 per \$1,000.00 of the total contract amount, shall be the responsibility of the Customer, and is not included herein.

The transaction is subject to Mobile Modular Corporate Credit and Risk Management approval.

Mobile Modular will not be responsible for nor accept any and all claims and demands for loss of profits or other incidental, consequential and/or punitive damages arising out of or in connection with this agreement.

Mobile Modular will furnish its standard insurance certificate evidencing statutory Workers' Compensation, General Liability coverage of \$1,000,000 per occurrence, \$2,000,000 aggregate per policy, and Auto Liability with combined single limits of \$2,000,000, to be effective while Mobile Modular is working on the project site. The Customer and the property owner only shall be named on the Certificate as additional insureds with respect to liability coverage. Mobile Modular's insurance is primary with respect to its scope of work only. Waivers of subrogation and copies of policies will not be provided. Mobile Modular subcontractors will provide insurance coverage in accordance with Modular Building Industry or Mobile Modular Standards. Mobile Modular will indemnify the Customer against loss, cost, expense or liability to the extent that the cause or causes of such loss, cost, expense or liability results from the proven negligence or willful misconduct of Mobile Modular.

With regard to new/custom equipment, if the Customer terminates the contract prior to the fabrication of the modular building, then the Customer shall reimburse Mobile Modular for all costs plus 15%. Once fabrication of the modular facility commences, the right of termination shall diminish and the full contract sum shall become due and payable.

Mobile Modular's delivery of the equipment described in this proposal is subject to delays in manufacture, delivery or installation due to fire, flood, windstorm, riot, civil disobedience, strike, failure to secure materials from the usual source of supply, Act of God, or any other circumstances beyond Mobile Modular's control.

For the purpose of acceptance, the Customer shall inspect the equipment within 48 hours following the substantial completion of the Mobile Modular scope of work, and shall provide Mobile Modular notice of defects in, or other proper objections to, the equipment. Such inspection and acceptance must take place prior to any beneficial occupancy of the equipment. Mobile Modular reserves the right to correct such deficiencies within a reasonable time period. The Customer shall not proceed with corrections without the prior written approval of Mobile Modular. Should the Customer fail to notify Mobile Modular of defects within the required 48 hours period, it shall be presumed that the Customer has inspected the equipment and it is in good condition and is deemed acceptable to the Customer.

PROPOSAL CLARIFICATIONS

[Warranty for custom/new equipment] The buildings are warranted for a period of one year from the date on which Mobile Modular substantially completes its scope of work for installation of the buildings. Mobile Modular will repair, or in its sole discretion replace, including material and labor, pending receipt of written notification from Customer, any structural component of the buildings found to be defective and having an adverse impact on the operation and occupancy of the buildings, except for such defects attributable to Customer's misuse/abuse/neglect. Mobile Modular shall pass on all manufacturer's component warranties that may be available. This warranty is limited to "Normal" usage and exposure. The following are excluded by the definition of "Normal" and therefore from this warranty if such conditions exist: (a) failure to provide drainage of water from all surfaces on or around the buildings, (b) improper maintenance, (c) installation in an area subject to heavy snow, fall out of corrosive chemicals, ash or fumes from chemical plants, foundries, plating works, kilns, fertilizing manufacturers, paper plants and the like, (d) Acts of God, vandalism, falling objects, external forces, explosion, fire, riots, acts of war and radiation, and (e) modifications or alterations performed by Customer that affect code compliance or the structural integrity of the buildings or their components.

Customer will provide free and clear access for delivery and installation of the equipment by standard mobile transport vehicles. Customer will be solely responsible, at its cost, for preparation of the site on which the equipment is to be used, including any required structural or grade alterations and identification of utility lines. Customer will provide firm and level ground on no more than a six-inch (6") slope from one end to the other for safe and unobstructed installation of the equipment. Site selection is the sole responsibility of the Customer.

The Customer warrants that he owns, or has the right to construct buildings on, the property upon which the equipment as described herein is to be delivered, constructed, or other work performed, and will designate to Mobile Modular the location of the corner stakes of the property and will furnish the plot plan showing the boundary dimensions and angles of the property, and the proposed location of the site of the building or other work to be performed, together with all necessary information concerning contours, grades, soil conditions, tree locations, utility service lines, rights of way, easements and restrictions, dimensions and other relevant data pertaining to existing structures on the premises. Mobile Modular shall not be responsible for encroachments of any type. The Customer warrants that the said construction will not violate zoning restrictions or other laws, and the Customer agrees to indemnify and hold Mobile Modular harmless from all loss or damage or liability which may result by reason of the construction of the said building or other work done, or from any lack or defect of title in the Customer, or by reason of said construction violating any zoning restrictions or other laws.

The Customer agrees not to interfere with the progress of the work, and not to occupy any portion of the building until all terms and conditions herein are fulfilled by both parties. Customer further agrees not to permit any workmen other than those of Mobile Modular to work at or in the immediate vicinity of the building without Mobile Modular's written consent until Mobile Modular's work on the building is completed. The Customer agrees to pay Mobile Modular for any damage that may be caused by anyone other than workmen or subcontractors of Mobile Modular, by reason of disturbing or damaging concrete forms, grade finishing or any construction work in process whatsoever.

Mobile Modular's price and schedule are based on the assumption that the site is environmentally clean and has no subsurface conditions. If any are found, the Customer will be responsible for the remediation of pre-existing environmental conditions and the removal/displacement of subsurface conditions found at the project site.

Risk of loss shall transfer to the Customer upon delivery of the Equipment to the Site. Substantial Completion shall be achieved when the work is completed in accordance with Mobile Modular's proposal and is ready for its intended use and operation, except for punch list items of work by Mobile Modular. Title to the equipment will be furnished to the Customer within thirty (30) days of Mobile Modular's receipt of payment in full from the Customer.

This Agreement is strictly by and between Mobile Modular and Customer and Mobile Modular is not responsible for the terms and conditions of any prime contract between Customer and Owner.

Customer is hereby advised of the following: Due to the extreme volatility in the materials market Mobile Modular retains the right to apply an equitable adjustment in the amount of any or all of the charges set forth in this Sale Agreement to account for any increases in material costs which may occur between the "Date Printed" shown on this Sale Agreement to the date that the Scope of Work is performed by Mobile Modular, to the extent that such increases are not the result of any fault or negligence on the part of Mobile Modular.

General Construction:

This proposal is based on Mobile Modular providing a building, which meets or exceeds the requirements for the State of California. Any additional requirements or directives by local inspectors and/or other agencies shall be the responsibility of the Customer, and the Customer shall be responsible for providing such information to Mobile Modular.

PROPOSAL CLARIFICATIONS

Mobile Modular's price and schedule are based on the assumption that the site is environmentally clean and has no subsurface conditions. If any are found, the Customer would be responsible for the remediation of pre-existing environmental conditions and the removal/displacement of subsurface conditions found at the project site.

Mobile Modular standard building materials and installation methods have been provided for this building unless otherwise noted.

This proposal is subject to finalized engineering and architectural details.

Mobile Modular will provide all permits necessary for the manufacture and delivery of the modules to the site.

All dimensions provided are nominal.

Mobile Modular is providing manufacturers shop drawings only. Any other drawings, certifications and/or tests required are to be supplied by others

Mobile Modular will provide all permits necessary for the manufacture and delivery of the module(s) to the site. The Customer shall obtain and be responsible for all permits pertaining to the building, installation, site work and occupancy. Customer, prior to delivery, shall have obtained all necessary approvals and permits required for the installation of the equipment. Customer will indemnify and hold Mobile Modular harmless from and against any fines, penalties and liabilities that may arise from the failure of Customer to obtain any necessary permits.

In the event that any act or omission by Customer, including the failure of Customer to complete any work or obtain any permits for which it is responsible, or Customer's failure to make the site available and ready causes a delay in substantial completion, Customer will be liable for any additional costs incurred by Mobile Modular to the extent caused by such delay.

The pricing provided herein is based on Non-Union Labor with DOL Prevailing Wage

The Customer shall be responsible for site security.

NOTE: "others" denotes not by Mobile Modular, or its agents, employees and/or subcontractors.

Building:

The Owner shall approve the manufacturer's shop drawings prior to fabrication of the modular facilities.

Customer will be responsible for normal maintenance such as changing HVAC filters, light bulbs, janitorial services, and other minor repairs.

Site:

Mobile Modular assumes the minimum required distance from any and all assumed and/or common property lines.

Mobile Modular shall not be responsible for any and all environmental and/or subsurface conditions including but not limited to rock, unsuitable soil conditions, hazardous materials, etc.

All pricing is based on normal level site conditions or standard modular set-up procedures.

Mobile Modular assumes clear access in all directions with off-street staging area. Customer shall provide parking control during staging and set-up as required.

Assume level site within 8" over total area of complex.

Mobile Modular for reasons of safety and schedule considerations fully expects that the portable site be clear of all other trade's and any excavations or ditches caused by those trades until such a time that the "Modular Buildings" are in place and anchored, and that access to the portable site will not be constrained by other subcontractors of trades that are not contained in our scope of work.

Customer is responsible to insure the site grading allows water to run off away from the proposed buildings. The customer is also responsible to insure the proper grading is maintained while the buildings are on site to assure that water is not present under the structure.

A staging area located adjacent to the work site.

Suitable and acceptable access to the site for the module size(s) to be provided.

All underground obstructions, if any, within the proposed building envelope/work area to be located and marked above grade, by others.

Storm water management/erosion and sedimentation control by others.

Mobile Modular assumes that all electrical, water supply and sewer are sized to provide adequate supply to the modular building. Should any system not be sufficiently sized, Owner would be responsible for the cost to adjust any system to provide sufficient supply/volume to the new modular building.

Foundation:

Assume minimum 2,000 PSF soil compaction at grade and/or frost line.

A soils test may be required by the local building department to support the foundation design. The cost of the soil test and any design changes resulting from this report will be the responsibility of the Customer.

Building Installation/Setup:

Placement of module(s) to be accomplished by the use of crane

Electric:

Electrical to one point under structure ready for connection by others.

Phone and Data systems consists of J-boxes and empty conduit - down through floor or up in the ceiling cavity - Materials and labor to install the system by others



PROPOSAL CLARIFICATIONS

Plumbing:
Potable water to one point under structure ready for connection by others.

Mechanical:
H.V.A.C. balancing by others.



PROPOSED PRICING - PURCHASE *Excluding Sales Tax*

City of Perris

| | | |
|---|-----------|-------------------|
| BUILDING-24'x60' | \$ | 321,460.00 |
| TRANSPORTATION | \$ | 14,800.00 |
| BUILDING SETUP | \$ | 30,670.00 |
| Total - Building, Delivery and Install | \$ | 366,930.00 |
| DIVISION 1 - GENERAL REQUIREMENTS | \$ | 62,000.00 |
| DIVISION 3 - CONCRETE | \$ | 47,570.00 |
| DIVISION 4 - MASONRY | \$ | 55,680.00 |
| DIVISION 7 - THERMAL & MOISTURE PROTECTION | \$ | 6,240.00 |
| TOTAL DIVISIONS 1 THRU 16 | \$ | 171,490.00 |
| GRAND TOTAL | \$ | 538,420.00 |

excluding sales tax

ALTERNATES

| | | |
|----------------------|-----------|-----------------|
| 8' Coffee Bar | \$ | 3,990.00 |
|----------------------|-----------|-----------------|

excluding sales tax
and bonding



CITY OF PERRIS
COMMUNITY SERVICES

ATTACHMENT 4: CONTRACT SERVICES AGREEMENT

CITY OF PERRIS

CONTRACT FOR THE MORGAN PARK PHASE 2.1 PROJECT

THIS CONTRACT (herein "Agreement") is made and entered into this 30 day of May, 2023, by between the CITY OF PERRIS, a municipal corporation, (herein "City") and Preferred Modular Structures Inc. (herein "Contractor").

NOW, THEREFORE, the parties hereto agree as follows:

1.0 SERVICE OF CONTRACTOR

1.1 Contract.

The complete Agreement includes all contract documents, to wit: Notice Inviting Bids, Instructions to Bidders, Bid Forms, Contractor's Bid, **Morgan Park Phase 2.1 Project** Plans and Specifications and Information for Bidders, General Provisions, Special Provisions, Project Plans, Project Manual, Performance, Labor/Materials and Payment Bonds, all change orders authorized after execution of this Agreement, which are incorporated by this reference as though set forth in full herein; and the Federal Prevailing Wage Determinations, which is incorporated by this reference as though set forth in full herein (collectively referred to as the "Contract Documents").

1.2 Scope of Services.

In compliance with all of the terms and conditions of this Agreement, the Contractor shall furnish all tools, equipment, services, apparatus, facilities, transportation, labor, building/encroachment permits, disposal and materials necessary and reasonably incidental to create **Morgan Park Phase 2.1 Project** and miscellaneous related improvements in Perris, California, in strict accordance with the Contract Documents. Contractor warrants that all work and services set forth in this Scope of Services will be performed in a competent, professional and satisfactory manner.

1.3 Incorporation of and Compliance With State, Federal and Local Law.

All applicable State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions required to be contained in public works contracts which are not specifically referenced in the Agreement are incorporated herein by this reference. The Contractor is responsible for and has an independent duty to be familiar with all State of California, Federal, and local laws, statutes, rules, regulations, orders, determinations, and resolutions related to, pertaining to, and/or associated with the work and services to be provided under the Agreement. All work and services rendered hereunder shall be provided in accordance with all laws, statutes, rules, regulations, orders, determinations, and resolutions of the City and any Federal, State or local governmental agency of competent jurisdiction

1.4 Licenses, Permits, Fees and Assessments.

If applicable, Contractor shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement.

1.5 Additional Services

City shall have the right at any time during the performance of the work and services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Contractor, incorporating therein any adjustments in (i) the Contract Sum, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Contractor. City and Contractor agree to negotiate the cost for additional services based on the unit pricing proposed by the Contractor in the original Bid Schedule of Values found in Section BF, "Bid Form," of the Specification. City and Contractor agree that City may seek additional cost estimates from third party contractor's to perform additional services. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, while City seeks estimates from third party contractor's to perform additional services. Written orders shall be made on forms prescribed by the Contract Officer in accordance with Part I "Procedural Documents," Section CO of the Specification. Any increase in compensation of up to ten percent (10%) of the Contract Sum; or in the time to perform of up to one hundred twenty (120) days may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively must be approved by the City Council. It is expressly understood by Contractor that the provisions of this Section shall not apply to services and work specifically set forth in the Scope of Services or reasonably contemplated therein. Contractor hereby acknowledges that it accepts the risk that the work and services to be provided pursuant to the Scope of Services may be more costly or time consuming than the Contractor anticipates and that the Contractor shall not be entitled to additional compensation therefore.

2.0 **COMPENSATION**

2.1 Contract Sum.

For the services rendered pursuant to this Agreement, the Contractor shall be compensated, except as provided in Section 1.5, the sum of **Five Hundred and Seven Thousand Three Hundred and Sixty and 00/100 dollars (\$507,360.00)**, see Exhibit "A", in accordance with Section GP and Section SP, "General Provisions" and "Special Provisions," and Section BF, "Bid Form," and "Bid Schedule of Values."

2.2 Method of Payment.

Contractor shall submit to the City, and invoice for services rendered prior to the date of the invoice. In accordance with Section GP, "General Provision", Section SP, "Special Provisions"; "Schedule of Values", and upon receipt and approval of invoice by the City, City shall pay Contractor within a reasonably prompt manner consistent with City's normal procedures for payable accounts, but not to exceed thirty (30) days from date received by City, unless otherwise directed by the labor compliance officer. Progress payments shall be issued upon successful completion of items listed on the bid schedule of values, and inspection made by the City, unless otherwise directed by the project manager or labor compliance officer. A retention of five percent (5%), unless otherwise directed by the project manager shall be withheld from this payment. Upon completion of the work by the contractor,

a final inspection shall be made by the City. Unless otherwise directed by the project manager or labor compliance officer, upon approval, the City shall file a Notice of Completion and a final payment will be issued (minus five (5%) percent retention). The final retention payment shall be issued following 45 days from the filing of the Notice of Completion, unless otherwise directed by the labor compliance officer. The City must pay interest at the legal rate on any Contractor payment request not paid within 30 days of its submission when the validity of the request is not disputed, and the request has been properly submitted. (Public Contract Code § 20104.50)

2.3 Retention of Funds.

Contractor hereby authorized City to deduct from any amount payable to Contractor (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Contractor's acts or omission in performing or failing to perform Contractor's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Contractor, or any indebtedness shall exist which shall appear to be the basis of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Contractor to insure, indemnify, and protect City as elsewhere provided herein.

3.0 COORDINATION OF WORK

3.1 Representative of Contractor.

Matt Casserly designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith.

3.2 Contract Officer.

Sabrina Chavez, Director of Community Services, is hereby designated as being the representative the City authorized to act in its behalf with respect to the work and services specified herein and make all decisions in connection therewith ("Contract Officer"). The City Manager of City shall have the right to designate another Contract Officer at any time.

3.3 Prohibition Against Subcontracting or Assignment.

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

3.4 Independent Contractor.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Contractor, its agents or employees, perform the services required herein, except as otherwise set forth. Contractor shall perform all services required herein as an independent contractor of City and shall remain under only such obligations as are consistent with that role. Contractor shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way for any purpose become or deemed to be a partner of Contractor in its business or otherwise or a joint venture or a member of any joint enterprise of Contractor.

4.0 INSURANCE, INDEMNIFICATION AND BONDS

4.1 Insurance.

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

- (a) Commercial General Liability Insurance. A policy of commercial general liability insurance written on a per occurrence basis with a combined single limit of at least \$2,000,000 bodily injury and property damage including coverage for contractual liability, personal injury, independent contractors, broad form property damage, products and completed operations. The Commercial General Liability Policy shall name the City of Perris, California, its officers, employees and agents as additional insured in accordance with standard ISO additional insured endorsement form CG2010(1185) or equivalent language.
- (b) Worker's Compensation Insurance. A policy of worker's compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both the Contractor and the City against any loss, claim or damage arising from any injuries or occupational diseases carrying out the work or service contemplated in this Agreement.
- (c) Business Automobile Insurance. A policy of business automobile liability insurance written on a per occurrence basis with a single limit liability in the amount of \$1,000,000 bodily injury and property damage. Said policy shall include coverage for owned, non-owned, lease and hired cars.

All of the above policies of insurance shall be primary insurance. The insurer shall waive all rights of subrogation and contribution it may have against the City of Perris, its officers, employees and agents, and its insurers. In the event any of said policies of insurance are canceled, the Contractor shall, prior to the cancellation date, submit new evidence of insurance in conformance with this Section 4.1 to the Contract Officer. No work or service under this Agreement shall commence until the Contractor has provided the City with Certificates of Insurance or appropriate insurance binders evidencing the above insurance coverage and said Certificates of Insurance or binders are approved by the City.

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

In the event the Contractor subcontracts any portion of the work in compliance with Section 3.3 of this Agreement, the contract between the Contractor and such subcontractor shall require the subcontractor to maintain the same policies of insurance that the Contractor is required to maintain pursuant to this Section.

4.2 Indemnification.

- (a) To the fullest extent permitted by law, Contractor hereby agrees, at its sole cost and expense, to defend, protect, indemnify, and hold harmless the City of Perris, its officers and their representatives, consultants, employees, directors, shareholders, successors, and assigns (individually as "Indemnities") from and against any and all damages, cost, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, attorneys, expert witnesses, consultants, or other professionals and all costs associated therewith (collectively, "Claims"), to the extent arising or claimed to arise out of, in connection with, resulting from, or related to any negligent act, error, omission or failure to act of Contractor or any of its subcontractors and their respective officers, agents, servants, employees, subcontractors, material men, suppliers or Contractor's failure to perform or negligent performance of any term, provision, covenant or condition of the Agreement or the Scope of Services, including this indemnity provision. This indemnity also applies to any Claims of any type or nature asserted on behalf of any of Contractor's subcontractors. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnities may have under the law. Payment is not required as a condition precedent to and Indemnities' right to recover under this indemnity provision. An indemnity shall have the right to select the attorneys to represent it in the event of a Claim and at Contractor's expense. Contractor shall pay Indemnities for any attorney's fees, consultant and expert witness fees and costs incurred in enforcing this indemnification provision. This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under the Agreement or any additional insured endorsements, which may extend to Indemnities.
- (b) Contractor, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against any Indemnities with respect to those Claims as to which such Indemnities is indemnified under Section 4.2(a) above, except for such Claims which are the result of such Indemnities' willful misconduct.
- (c) In the event the City and its officers, agents or employees are made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operations or activities of Contractor hereunder, Contractor agrees to pay to the City and its officers, agents or employees, any and all costs and expenses incurred by the City, and its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

4.3 Sufficiency of Insurer or Surety.

Insurance or bonds required by this Agreement shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the City's Risk Manager or designee of the City due to unique circumstances. In the event the City's Risk Manager determines that the work or services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies required by this Section 5 may be changed accordingly upon receipt of written notice from the City's Risk Manager or designee; provided that the Contractor shall have the right to appeal a determination of increased coverage by the City's Risk Manager to the City Council within ten (10) days of receipt of notice from the City's Risk Manager.

4.4 Labor and Materials Bond.

Concurrently with the execution of this Agreement, Contractor shall deliver to City a labor and materials bond in a sum not less than one hundred percent of the total amount payable by terms of the Agreement, in the form provided by the City Clerk, which secures payments to subcontractors and suppliers in the event of default by Contractor. The labor and materials bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The labor and materials bond shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor completely and faithfully pays all subcontractors and suppliers that have been approved in writing to perform in whole or part the services required herein. If Contractor is the provider of architectural, engineering, and land surveying services pursuant to an existing contract with City for a public work, Contractor shall not be required to post or deliver a labor and materials bond.

4.5 Performance Bond.

Concurrently with execution of this Agreement, Contractor shall deliver to City a performance bond in the sum of the amount of this Agreement, in the form provided by the City Clerk, which secures the faithful performance of this Agreement, unless such requirement is waived by the Contract Officer. The bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. The bond shall be unconditional and remain in force during the entire term of the Agreement and shall be null and void only if the Contractor promptly and faithfully performs all terms and conditions of this Agreement.

5.0 TERM

5.1 Time for Completion and Liquidated Damages.

The work for the **Morgan Park Phase 2.1 Project**, shall commence on the ___ day of ____ 2023 and shall be completed within _____ from and after said date. It is expressly agreed that, except for extensions of time duly granted in writing by the City Manager and for reasons authorized in this Agreement, time shall be of the essence, and contractor shall be held responsible for liquidated damages in a sum equal to \$500.00 (five hundred dollars) for each and every day after the permitted time if the work is not completed to the City's satisfaction.

5.2 Force Majeure.

The time period(s) specified in this Agreement for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Contractor shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this Section.

5.3 Termination for Default of Contractor.

If the Contract Officer determines that the Contractor is in default due to the Contractor's failure to fulfill its obligations under this Agreement, City will give Contractor a written Notice of Default which will be served personally on the Contractor's representative or sent via U.S. First Class Mail to the Contractor at the address set forth in Section 8.1. The Contractor shall continue performing its obligations hereunder so long as the Contractor commences to cure such default within five (5) calendar days of service of such notice and completes the cure of such default within forty-five (45) calendar days after service of the notice, or such longer period as may be permitted by the City; provided that if the default is an immediate danger to the health, safety and general welfare, the City reserves the right to not notify the Contractor of the default and to take any and all action that may be necessary to cure the default.

If a Notice of Default is issued and the Contractor fails to cure the default within the time periods set forth in this Section, the City may take over the work and prosecute the same to completion by contract or otherwise. The City may use any portion or all of the Contract Sum to pay for said work. The Contractor shall be liable to the extent that the total cost for

completion of the services required hereunder exceeds the compensation herein stipulated (provided that the City shall use reasonable efforts to mitigate such damages).

Contractor agrees that if the default is an immediate danger to the health, safety, and general welfare, the City may take immediate action to cure the default and the Contractor shall be liable for all costs and expenses associated with curing the default.

Compliance with the provisions of this Section shall only be a condition precedent to termination of this Agreement for cause. Such compliance shall not be a waiver of the City's right to take legal action in the event that the dispute is not cured. Further, compliance with this Section shall not be a waiver of the City's right to seek liquidated damages or other damages from the Contractor caused by the Contractor's failure to comply with any term of the Agreement.

5.4 Resolution of Contractor Construction Claims.

Public Contracts Code section 20104 et. seq. sets forth detailed procedures for resolving disputes of \$375,000 or less. In the event that a dispute, valued at \$375,000 or less, arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a claim therefore. Contractor and City shall comply with the detailed procedures stipulated in Public Contract Code Section 20104-20104.6, for resolving claims of \$375,000 or less.

In the event of any dispute valued at more than \$375,000 arises as a result of the work described in this Agreement, the Contractor shall notify the City in writing of its contentions by submitting a detailed claim that sets forth the amount of damages, the basis and/or cause of the damages and all supporting documents which support the claim within ten

(10) calendar days after the claim arose. Contractor agrees to submit any additional information or documents requested by the City so it can fully analyze the claim.

In the event of any dispute, the Contractor shall not be relieved of its obligations under this Agreement and shall continue performing its obligations hereunder unless the City agrees in writing to release the Contractor from its obligations under the Agreement. Compliance with the provisions of this Section shall be a condition precedent to any legal action.

6.0 CITY OFFICERS, EMPLOYEES, AND U.S. MEMBERS OF CONGRESS

6.1 Non-liability of City Officers and Employees

No officer or employee of the City shall be personally liable to the Contractor, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

6.2 Conflict of Interest

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his financial interest or the financial interest of any corporation, partnership or association in which he is, directly or indirectly, interested, in violation of any State statute or regulation. The Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

6.3 Federal Employee Benefit Clause

No member of or delegate to the Congress of the United States, and no resident commissioner shall be admitted to any share or part of this agreement or to any benefit to arise from the same.

7.0 NON-DISCRIMINATION AND EQUAL OPPORTUNITY

7.1 Covenants Against Discrimination

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

Statement of Equal Opportunity Clause

- (a) Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in a conspicuous place, available to employees and applicants for employment, notices to be provided by the County setting forth the provisions of this non-discriminating clause.
- (b) Contractor will ensure that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

8.0 MISCELLANEOUS PROVISIONS

8.1 Notice

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail addressed as follows:

City

City of Perris
101 N. "D" Street
Perris, CA 92570
ATTN: Sabrina Chavez, Director of Community Services

Contractor

8.2 Handicap Accessibility Certification.

Contractor certifies that with respect to the public facilities or parts thereof that are altered by the work in this contract, the altered portions of the facilities are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, and meet the laws established by the Americans With Disabilities Act of 1990, Public Law 101-336, and applicable portions of Title 24 of the California Code of Regulations (Access Code).

8.3 Records Retention Clause Examination and Audit

Contractor shall maintain and keep books and records on a current basis, recording all transactions pertaining to this Agreement in a form in accordance with generally acceptable accounting principles. Said books and records shall be made available to the City of Perris, the State Auditor of California, the Federal Government and to any authorized representatives thereof for purposes of audit at all reasonable times and places. All such books and records shall be retained for such periods of time as required by law, provided, however, notwithstanding any shorter periods of retention, all books, records, and supporting detail shall be retained for a period of at least five (5) years after receiving a project close out/completion letter from the City of Perris.

8.4 Certified Payroll Records

Contractor shall comply with State Labor Code section 1776, and shall maintain and keep accurate certified payroll records of employees, and shall certify these records upon request by the

City. Said certified payroll records shall be made available to the City, the State Division of Labor Standards Enforcement, and the State Division of Apprenticeship Standards. If the Contractor fails to comply with State Labor Code Section 1776, Contractor shall be held responsible for penalties as set forth in said section.

8.5 Prevailing Wages (please see Appendix G and Appendix I)

Pursuant to State and Federal statutes, rules, orders, resolutions, and regulations, the Contractor is required to pay the higher of the State of California or Federal prevailing wages. The Contractor is required to be fully familiar with and comply with all State of California and Federal statutes, rules, regulations, orders, resolutions, and determinations which govern the payment of wages for the work and services provided for in this Agreement.

Under the State Labor Code, Contractor shall not pay less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the public work is performed, and not less than the general prevailing rate per diem wages for holiday, overtime, health and welfare, pension, vacation and similar purposes to all workers employed on the work described in this Agreement. The City has obtained from the Director of the Department of Industrial Relations, State of California, the determination of general prevailing rates of per diem wages believed to be applicable to the work described in this Agreement, including employer payments for health and welfare, pension, vacation and similar purposes. Contractor shall obtain from the City Clerk said General Prevailing Wage Determination, and post it in a conspicuous place at the site of the work described in this Agreement.

8.6 Working Hours Restriction and Penalties For Non-Compliance

Contractor agrees that eight (8) hours is a legal days work for all employees hired by the Contractor, and that any worker's time of service is restricted to eight (8) hours during any calendar day, and forty (40) hours during any calendar week, unless overtime compensation is paid at not less than one and one half times the basic rate of pay. Contractor shall comply with said working hours restrictions and overtime compensation provisions, and shall pay a penalty of \$50.00 (fifty and 00/100 dollars) for each and every day a worker is employed in violation of said working hours restrictions and overtime compensation provisions.

8.7 Employment of Apprentices

Contractor shall comply with State Labor Code 1777.5, and shall maintain and keep accurate records of apprentices who are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency; and shall certify these records upon request by the City.

8.8 Interpretation

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

8.9 Integration; Amendment

It is understood that there are no oral agreements between the parties hereto affecting this

Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

8.10 Severability

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

8.11 Corporate Authority

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

[End – Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed and entered into this Agreement as of the date first written above.

ATTEST:

"CITY"
CITY OF PERRIS

By: _____
Nancy Salazar, City Clerk

By: _____
Clara Miramontes, City Manager

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

By: _____
Robert Khuu, City Attorney

"CONTRACTOR"

By: _____
Signature

Print Name and Title

By: _____
Signature

Print Name and Title

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

[END OF SIGNATURES]

CERTIFICATE OF CONTRACTOR

I, _____, certify that I am a/the

_____ (designate sole proprietor, partner in partnership, or specify corporate office, e.g., secretary) in the entity named as CONTRACTOR in the foregoing contract.

I hereby expressly certify that the name of the entity to which I am

associated is _____; that this entity is in good standing and has complied with all applicable laws and regulations, and that I have been expressly authorized by the proper parties in this entity to execute this Contract on behalf of the above named entity.

SIGNATURE OF CONTRACTOR: _____

Contractor's California License No.

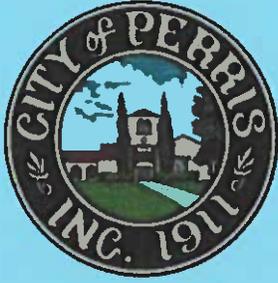
Name of License Holder

Type of License

Expiration Date

(CORPORATE SEAL)

ATTEST:



CITY OF PERRIS

10.O.

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Adopt Guidelines for the Beautification Committee to Increase Community Engagement

REQUESTED ACTION: Consideration and Adoption of the Beautification Committee Guidelines and Expand the Beautification Committee to include Community Representatives.

CONTACT: Wendell Bugtai, Assistant City Manager

BACKGROUND/DISCUSSION:

On January 31, 2023, Mayor Vargas requested that the City Council consider a Beautification Committee to be added to the working committees of the City Council and that the council ratify the appointment of two councilmembers to this working committee.

At the February 14, 2023, council meeting, the City Council approved adding the Beautification Committee to the working city committees and appointed Mayor Vargas and Mayor Pro Tem Nava.

The Beautification Committee met on March 21, 2023. To increase community engagement with the committee, staff were directed at the May 9, 2023, council meeting to propose guidelines so that Community Representatives in an advisory capacity are added to provide input to the committee. As a result, the proposed guidelines would achieve the following objectives:

- 1) Improve community participation within the Beautification Committee.
- 2) Establish the procedure for Community Representative selection.
- 3) Clarify the role of each Beautification Committee member.

The proposed Beautification Committee guidelines are attached for review and consideration. If the City Council were to adopt the Beautification Committee guidelines, then the Community Representative appointments would take place at the June 13, 2023, council meeting.

BUDGET (or FISCAL) IMPACT: There is no Budget Impact for this item.

Prepared by: Antonio Martinez, Legislative Analyst

REVIEWED BY:

City Attorney _____

Assistant City Manager WBS

Deputy City Manager _____

Attachments: 1. City of Perris Beautification Committee Guidelines

Consent: X

Public Hearing:

Business Item:

Presentation:

Other:

ATTACHMENT 1

City of Perris Beautification Committee Guidelines

CITY OF PERRIS BEAUTIFICATION COMMITTEE GUIDELINES

Section 1 - Purpose

The City of Perris Beautification Committee (“Beautification Committee” or “Committee”) acts as an advisory committee to the City Council. The Committee will serve as a platform to assist the Mayor and City Council by engaging with community volunteers to encourage and promote participation in activities focused on enhancing the overall appearance of the City. The Committee will also seek to build working partnerships with local businesses/organizations to promote, encourage and support participation in beautification projects and clean-up activities to benefit the Perris community.

Section 2 - Principal Location

The principal location of the Beautification Committee is located at the Council Chambers Conference Room (101 N D Street, Perris, California).

Section 3 - Composition

The Beautification Committee shall consist of the following members:

- Two (2) councilmembers
- Five (5) residents of the City to serve as Community Representatives (advisory, non-voting)

Section 4 – Appointment and Qualifications

The two Councilmembers on the Beautification Committee shall be appointed by the Mayor with one councilmember to serve as Chairperson. One Community Representative will be appointed by the Mayor and each Councilmember will recommend one Community Representative to be appointed by the Mayor.

All members of the Beautification Committee shall have the following minimum qualifications: Committee members shall be: (1) At least 18 years of age; and (2) A resident of the City at the time they are appointed and during their term of service on the Committee.

Section 5 - Term

Community Representatives shall serve for a term of two (2) years. Community Representative seats on the Committee shall be numbered one through five. Seats one, two and three shall expire on June 30, 2024, and on June 30 every two years thereafter. Seats four and five shall expire on June 30, 2025, and on June 30 every two years thereafter.

Councilmembers shall serve until a new appointment is made in accordance with Section 4.

Section 6 - Meetings

The Beautification Committee shall meet the third Tuesday of every other month at 5:00 p.m. or from time to time as the Beautification Committee shall determine is necessary. All meetings and written notices of such meetings must comply with the Ralph M. Brown Act including any special meetings. The Chairperson of the Beautification Committee may call a special meeting of the committee at any time. At meetings of the Beautification Committee,

the following will be the order of business:

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Public Comment
5. Agenda Items
6. Department Updates
7. Committee Communications
8. Adjournment

Section 7 - Attendance

A Community Representative who is absent from three (3) consecutive meetings without being excused shall be removed from the Committee and a replacement will be recommended by the Mayor or Councilmember who originally recommended that person. Absences may be excused due to situations such as illness, religious observances, family emergencies, work conflicts, and vacations. The Secretary of the Beautification Committee shall advise the Chairperson of any Community Representative with three (3) consecutive unexcused absences.

Section 8 - Duties

The role of the Committee is to bring proactive ideas to beautify all areas within the Perris City limits. The Beautification Committee shall serve as an advisory committee to the City Council for the purpose of enhancing the appearance of Perris through initiatives, including but not limited to establishing and maintaining public planting areas, graffiti, and debris removal to make Perris a better place to live, work, and play. The Beautification Committee shall identify areas in need of improvement, recommend the creation of recognition programs, and make recommendations regarding building working partnerships with local businesses and organizations to enhance participation in beautification projects and other cleanup activities. The Beautification Committee will be advisory only and will not have the authority to establish or implement policy. The Committee shall confine its business to the general beautification issues and not discuss any topics outside of its scope.

Section 9 - Compensation of Community Representatives

The Community Representatives shall only serve in an advisory capacity and will not have the authority to spend any City funds or vote on action items. Community Representatives shall not be eligible for reimbursement expenses and shall not be compensated.

Section 10 - Removal and Resignation

Any Community Representative of the Beautification Committee may be removed without cause by the Mayor or at the recommendation of a councilmember to the Mayor when, at the discretion of the Mayor, the best interests of the City will be served. Community Representatives wishing to resign from the Committee must provide a written resignation addressed to the Secretary of the Committee. Once received, the City Council will begin a search to fill the vacancy. Any vacancy shall be filled by appointment as provided under Section 4.



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

- MEETING DATE:** May 30, 2023
- SUBJECT:** Street Vacation (ST VAC) 23-05092 – A Notice of Intent to vacate a 0.28-acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road pursuant to the California Streets and Highways Code to facilitate construction of a Raising Canes drive-through restaurant. Applicant: City of Perris and John Pollock, Kimley-Horn
- REQUESTED ACTION:** Adopt Resolution No. (*next in order*) Declaring the City’s Intent to Vacate a 0.28-acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road, subject to the findings.
- CONTACT:** Kenneth Phung, Director of Development Services

BACKGROUND:

On March 15, 2022, the Planning Commission approved a proposal to construct a 3,831 square-foot Raising Cane’s drive-through restaurant on 1.42 acres, located at the southeast corner of Nuevo Road and Old Nuevo Road within the Commercial Community Zone. A condition of approval for the project requires the developer to acquire the real property necessary to construct the drive-through restaurant, including a 0.28-acre segment of Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road.

The underlying 0.28-acre segment of Old Nuevo Road is excess right-of-way that resulted from the construction of Nuevo Road expansion and no longer needed for vehicular access. It consists of a northerly portion, totaling 4,992 square feet, which is owned in fee by the City of Perris, and the remainder 7,392-square foot area owned in fee by the 99 Cents Only Stores, LLC.

DISCUSSION/ANALYSIS:

Streets & Highways Code Section 8300 *et seq.* sets forth the procedures for vacating public service easements and Right-of-Ways. A “vacation” is defined as the complete or partial abandonment or termination of the public right to use an easement. A Street Vacation requires a two-step process. First, the City Council must adopt a “Resolution of Intention to Vacate” and set the place, time, and date for the public hearing. Second, the City Council must hold a public hearing on the proposed vacation and adopt a Final Resolution of Vacation.

By adopting the attached Resolution, the City Council will initiate the process to vacate the 0.28-acre segment of Old Nuevo Road, set the public hearing date to July 25, 2023, for when the item will be back before the City Council for final approval, as well as the noticing requirements. Pursuant to Government Code 65402, prior to the City Council public hearing, the Street Vacation will be considered by the Planning Commission on June 21, 2023, to determine if the proposed street vacation is consistent with the City's General Plan.

Currently, there are in-place utilities within the 0.28-acre segment of Old Nuevo Road which include: 1) an Eastern Municipal Water District ("EMWD") water line and sewer line; 2) a Southern California Gas Company gas line; and 3) an asbestos cement pipe owned by the City. All utilities, except the EMWD water line, are expected to be relocated outside of the vacation area. To facilitate the relocation of utilities, the area to be vacated would be subject to a reservation of a public utility easement and the right to construct, maintain, operate, replace, or remove public utility facilities unless the City Council determines the public convenience and necessity require otherwise.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed street vacation was determined to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(3) "Common Sense Exemption," as the proposed street vacation will not result in a direct or reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. (*next in order*) declaring the City's intent to hold a public hearing on July 25, 2023, to consider Street Vacation (ST VAC) 23-05092 for the vacation of a 0.28-acre segment of Old Nuevo Road, located at the southeast corner of Old Nuevo Road and Nuevo Road.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by Raising Canes.

Prepared by: Nathan Perez, Senior Planner
Reviewed by: Patricia Brenes, Planning Manager

City Attorney: _____
Assistant City Manager: WJ
Deputy City Manager: _____

Attachments:

1. Resolution (*next in order*) – Notice of Intent to Vacate Right-of-Way
2. Vicinity/Aerial Map
3. Plat Map - Street Vacation for Northerly Old Nuevo Road Section (City of Perris)

4. Plat Map - Street Vacation for Southerly Old Nuevo Road Section (99 Cents Only)
5. Site Plan for Raising Cane's Drive-Thru Restaurant (Approved under Conditional Use Permit 22-05100) – Informational Purpose

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

ATTACHMENT 1

**Resolution Number (*Next in Order*) – Notice
of Intent to Vacate Right-of-Way**

RESOLUTION NUMBER (next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING THE CITY'S INTENT TO VACATE PUBLIC RIGHT-OF-WAY BEING A .28-ACRE SEGMENT OF OLD NUEVO ROAD LOCATED AT THE SOUTHEAST CORNER OF OLD NUEVO ROAD AND NUEVO ROAD, SUBJECT TO THE FINDINGS AND CONDITIONS NOTED HEREIN, AND FIXING THE TIME AND PLACE FOR PUBLIC HEARING THEREON.

WHEREAS, the vacation of public easements and right-of-ways in California is governed by the provisions under Division 9, Part 3 of the California Streets and Highways Code commencing with section 8300; and

WHEREAS, Streets and Highways Code Section 8324 authorizes the City Council to impose conditions on the vacation of a street or highway, which conditions shall be satisfied before the resolution of vacation is recorded and effective; and

WHEREAS, the applicant John Pollock of Kimley-Horn, with the City of Perris as a co-applicant, submitted and initiated a Non-Summary Vacation (*Street Vacation 23-05092*) to vacate a 4,992 square foot section of right-of-way on Old Nuevo Road located at the southeast corner of Old Nuevo Road and Nuevo Road, herein legally described and depicted in Exhibit 1 (see attached Exhibits "A – Legal Description" and "B – Street Vacation") and to vacate a 7,392 square foot section of right-of-way on Old Nuevo Road also located at the southeast corner of Old Nuevo Road and Nuevo Road herein legally described and depicted in Exhibit 2 (see attached Exhibits "A – Legal Description" and "B – Street Vacation") and Nuevo Road (collectively the "Excess Right-of-Way"); and

WHEREAS, because there are in-place utilities that are in use, vacation of the Excess Right-of-Way is subject to a reservation of a public utility easement and right to construct, maintain, operate, replace, or remove public utility facilities, unless the City Council determines the public convenience and necessity require otherwise; and

WHEREAS, the City Council has determined, that the proposed vacation of the subject real property will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not, therefore, subject to the California Environmental Quality Act ("CEQA") pursuant to Section 15061 (b) (3) Common Sense Exemption of the state CEQA Guidelines, and

WHEREAS, pursuant to Government Code Section 65402, prior to vacation of a street, the Planning Commission must find and determine that such proposed vacation is consistent with the City's adopted General Plan; and

WHEREAS, the City intends to initiate the process for vacating the Excess Right-of-Way, by setting a time and place for a public hearing on the vacation and directing the City Clerk to provide, publish, and post all required notices.

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

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

Section 2. The City Council finds and determines that the City has complied with the California Environmental Quality Act ("CEQA") finding the proposed vacation is Categorical Exempt from CEQA review pursuant to Section 15061 (b) (3) (Common Sense Exemption) and that City Council determinations reflect the independent judgment of the City Council.

Section 3. The location of the Excess Right-of-Way subject to the vacation is legally described and depicted in Exhibit A and B to this Resolution and incorporated herein, and are summarized as those portions of right-of-way approximating 4,992 square feet and 7,392 square feet of Old Nuevo Road and located at the southeast corner of Old Nuevo Road and Nuevo Road.

Section 4. The City Council hereby declares an intention to initiate the process for vacation of the Excess Right-of-Way pursuant to Section 8320 of the Streets and Highways Code, subject to those terms and conditions set forth in the vacation resolution.

Section 5. The Planning Commission is requested to consider whether or not the proposed vacation of the Excess Right-of-Way is in conformance with the City's General Plan at its June 21, 2023 meeting, or as soon thereafter the matter may be heard.

Section 6. The City Council hereby sets a public hearing on the proposed vacation of the Excess Right-of-Way for July 25, 2023 at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Perris City Council Chambers located at 101 N. D Street, Perris CA 92570. At the conclusion of the public hearing, the City Council shall determine, from all evidence submitted, whether or not the Excess Right-of-Way proposed to be vacated is necessary for present or prospective public use.

Section 7. The City Clerk is hereby directed to publish this resolution, providing notice of said hearing to the public, for at least two successive weeks prior to said hearing, as required by California Streets and Highways Code Section 8322. Notices of the proposed vacation shall additionally be posted along the line of the Excess Right-of-Way proposed to be vacated, pursuant to the requirements of Streets and Highways Code Section 8323.

Section 8. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 9. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 30th day of May 2023.

Mayor, Michael Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, **Nancy Salazar**, duly elected CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 30th day of May 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Nancy Salazar, City Clerk

Exhibits:

- A.** Street Vacation for Northerly Old Nuevo Road section (City of Perris) – Exhibit A (Legal Description) and Exhibit B (Street Vacation Exhibit)
- B.** Street Vacation for Southerly Old Nuevo Road section (99 Cent Only) – Exhibit A (Legal Description) and Exhibit B (Street Vacation Exhibit)

Exhibit A

**Street Vacation for Northerly Old Nuevo
Road Section (City of Perris) – Exhibit A
(Legal Description) and Exhibit B (Street
Vacation Exhibit)**

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

PARCEL A

THAT PORTION OF OLD NUEVO ROAD AND THAT PORTION OF LOT "B" IN BLOCK 22 OF FIGADOTA FARMS NO. 8, AS SHOWN BY MAP ON FILE, IN BOOK 16 OF MAPS, AT PAGES 88 THROUGH 89, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. SAID NORTHEAST CORNER BEING ON THE SOUTHERLY 30.00 FOOT RIGHT OF WAY LINE OF OLD NUEVO ROAD (FORMERLY NUEVO ROAD) AS SHOWN ON SAID MAP;

THENCE NORTH 00° 34' 36" EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.82 FEET TO A POINT THAT INTERSECTS A CURVE WHICH IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 18° 41' 30" WEST;

THENCE NORTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 00° 12' 08", A DISTANCE OF 1.85 FEET TO A POINT ON THE CENTERLINE OF OLD NUEVO ROAD. SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89° 43' 59" WEST, ALONG THE CENTERLINE OF OLD NUEVO ROAD, A DISTANCE OF 218.38 FEET TO A POINT ON A CURVE WHICH IS 78.00 FEET SOUTHEASTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE NORTHWESTERLY CURVE SHOWN ON OFFER OF DEDICATION RECORDED ON AUGUST 10, 2018 AS DOCUMENT NO. 2018-0321930, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 189.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 37° 12' 18" EAST;

THENCE NORTHEASTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 18° 36' 28", A DISTANCE OF 61.38 FEET;

THENCE NORTH 84° 33' 32" EAST A DISTANCE OF 18.19 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RE-ALIGNED NUEVO ROAD RIGHT OF WAY AS SHOWN

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223;

THENCE SOUTH 68° 12' 28" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 17.28 FEET;

THENCE SOUTH 00° 16' 01" WEST, A DISTANCE OF 3.22 FEET;

THENCE SOUTH 68° 12' 28" EAST, A DISTANCE OF 45.72 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH, 20.00 FEET NORTHERLY OF, AT A RIGHT ANGLE TO THE CENTERLINE OF SAID OLD NUEVO ROAD;

THENCE SOUTH 89° 43' 59" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 45.49 FEET TO IT'S INTERSECTION WITH A CURVE WHICH PASSES THROUGH THE POINT OF BEGINNING AND IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH 22° 03' 13" WEST;

THENCE SOUTHEASTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF 03° 09' 36", A DISTANCE OF 57.91 FEET TO **THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 4,992 SQUARE FEET MORE OR LESS.

THE BEARINGS AND DISTANCES USED HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1927, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.0000843 TO OBTAIN GROUND LEVEL DISTANCES.

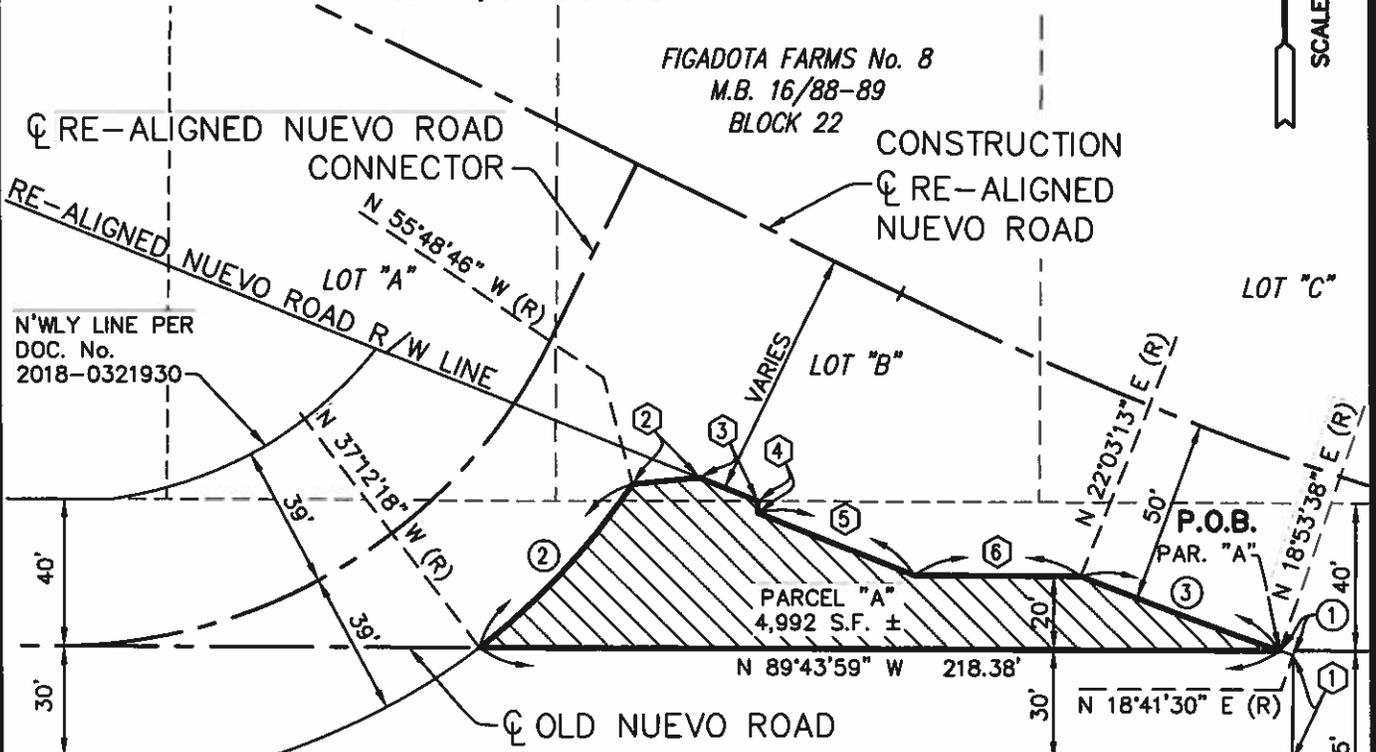
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

| | |
|---------------------------------|------------|
| | 02-08-2023 |
| GABRIEL D. YBARRA | DATE |
| LAND SURVEYOR NO. 4343 | |
| REGISTRATION EXPIRES 06-30-2024 | |

EXHIBIT "B" STREET VACATION

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF FIGADOTA FARMS No. 8, AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS, AT PAGES 88 AND 89, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



LINE DATA

| (N) | BEARING | DISTANCE |
|-----|---------------|----------|
| 1 | N 00°34'36" E | 28.82' |
| 2 | N 84°33'32" E | 18.19' |
| 3 | S 68°12'28" E | 17.28' |
| 4 | S 00°16'01" W | 3.22' |
| 5 | S 68°12'28" E | 45.72' |
| 6 | S 89°43'59" E | 45.49' |

LEGEND

AREA TO BE VACATED

CURVE DATA

| (N) | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|----------|--------|---------|
| 1 | 0°12'08" | 1050.00' | 3.70' | 1.85' |
| 2 | 18°36'28" | 189.00' | 61.38' | 30.96' |
| 3 | 3°09'36" | 1050.00' | 57.91' | 28.96' |

BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023

GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

Exhibit B

Street Vacation for Southerly Old Nuevo
Road Section (City of Perris) – Exhibit A
(Legal Description) and Exhibit B (Street
Vacation Exhibit)

**EXHIBIT "A" – LEGAL DESCRIPTION
STREET VACATION
OLD NUEVO ROAD**

PARCEL A

THAT PORTION OF OLD NUEVO ROAD WHICH HAS FRONTAGE ALONG LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE, IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF METZ'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. SAID NORTHEAST CORNER BEING ON THE SOUTHERLY 30.00 FOOT RIGHT OF WAY LINE OF OLD NUEVO ROAD (FORMERLY NUEVO ROAD) AS SHOWN ON SAID MAP;

THENCE NORTH $00^{\circ} 34' 36''$ EAST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 28.82 FEET TO A POINT THAT INTERSECTS A CURVE WHICH IS 50.00 FEET SOUTHWESTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE CONSTRUCTION CENTERLINE OF RE-ALIGNED NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY SURVEYOR MAP FILE NO. 205-223, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1050.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH $18^{\circ} 41' 30''$ WEST;

THENCE NORTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ} 12' 08''$, A DISTANCE OF 1.85 FEET TO A POINT ON THE CENTERLINE OF OLD NUEVO ROAD;

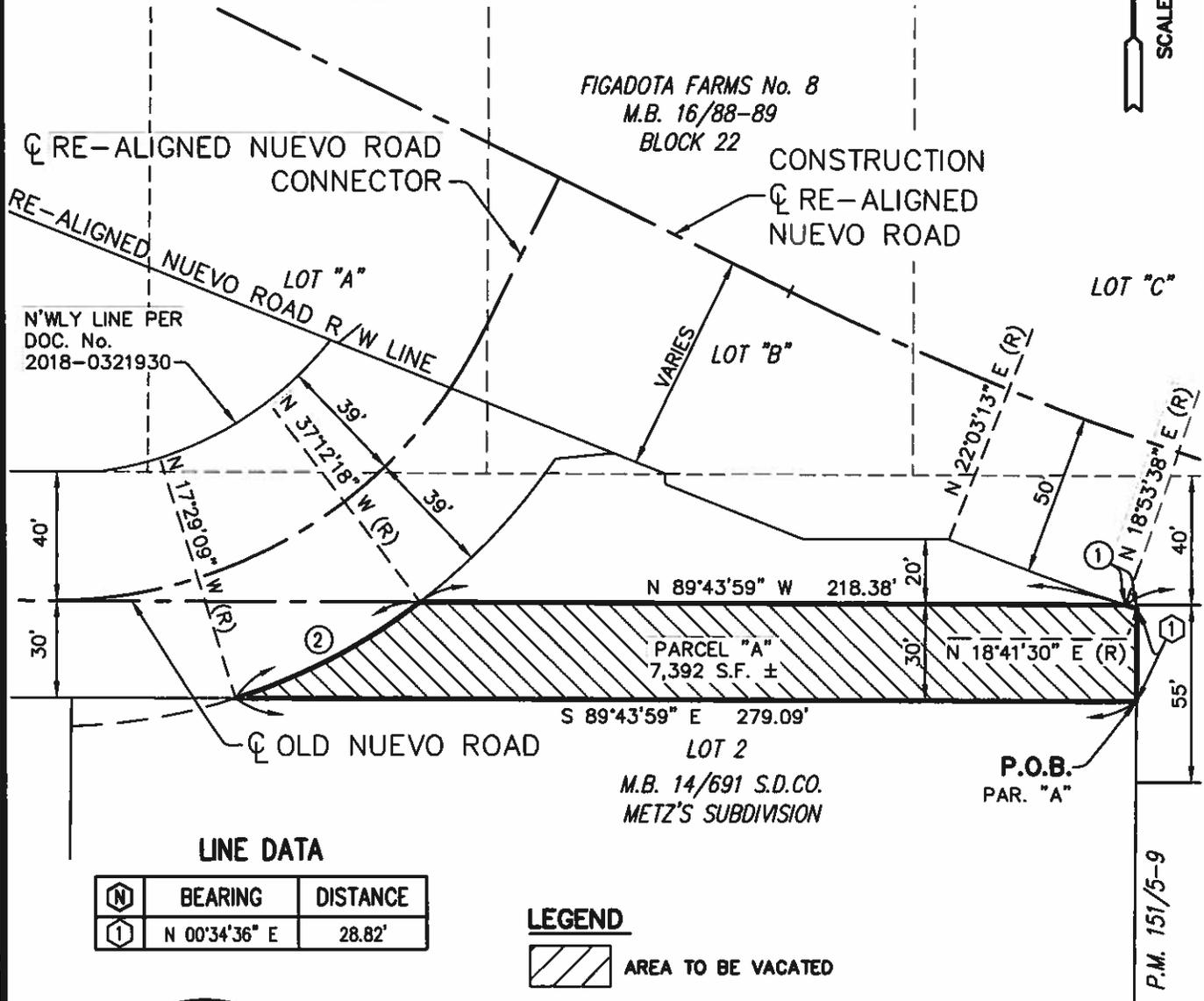
THENCE NORTH $89^{\circ} 43' 59''$ WEST, ALONG THE CENTERLINE OF OLD NUEVO ROAD, A DISTANCE OF 218.38 FEET TO A POINT ON A CURVE WHICH IS 78.00 FEET SOUTHEASTERLY OF, MEASURED RADIAL TO AND CONCENTRIC WITH THE NORTHWESTERLY CURVE SHOWN BY OFFER OF DEDICATION RECORDED ON AUGUST 10, 2018 AS DOCUMENT NO. 2018-0321930, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 189.00 FEET, AND TO WHICH A RADIAL LINE BEARS SOUTH $37^{\circ} 12' 18''$ EAST;

THENCE SOUTHWESTERLY, ALONG SAID CONCENTRIC CURVE, THROUGH A CENTRAL ANGLE OF $19^{\circ} 43' 09''$, A DISTANCE OF 65.05 FEET TO IT'S INTERSECTION WITH THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH $89^{\circ} 43' 59''$ EAST, A DISTANCE OF 279.09 FEET TO THE POINT OF BEGINNING;

EXHIBIT "B" STREET VACATION

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF METZ SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.



LINE DATA

| (N) | BEARING | DISTANCE |
|-----|---------------|----------|
| (1) | N 00°34'36" E | 28.82' |

LEGEND

AREA TO BE VACATED

CURVE DATA

| (N) | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|----------|--------|---------|
| (1) | 0°12'08" | 1050.00' | 3.70' | 1.85' |
| (2) | 19°43'09" | 189.00' | 65.05' | 32.85' |

BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023
GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

ATTACHMENT 2

Vicinity/Aerial Map

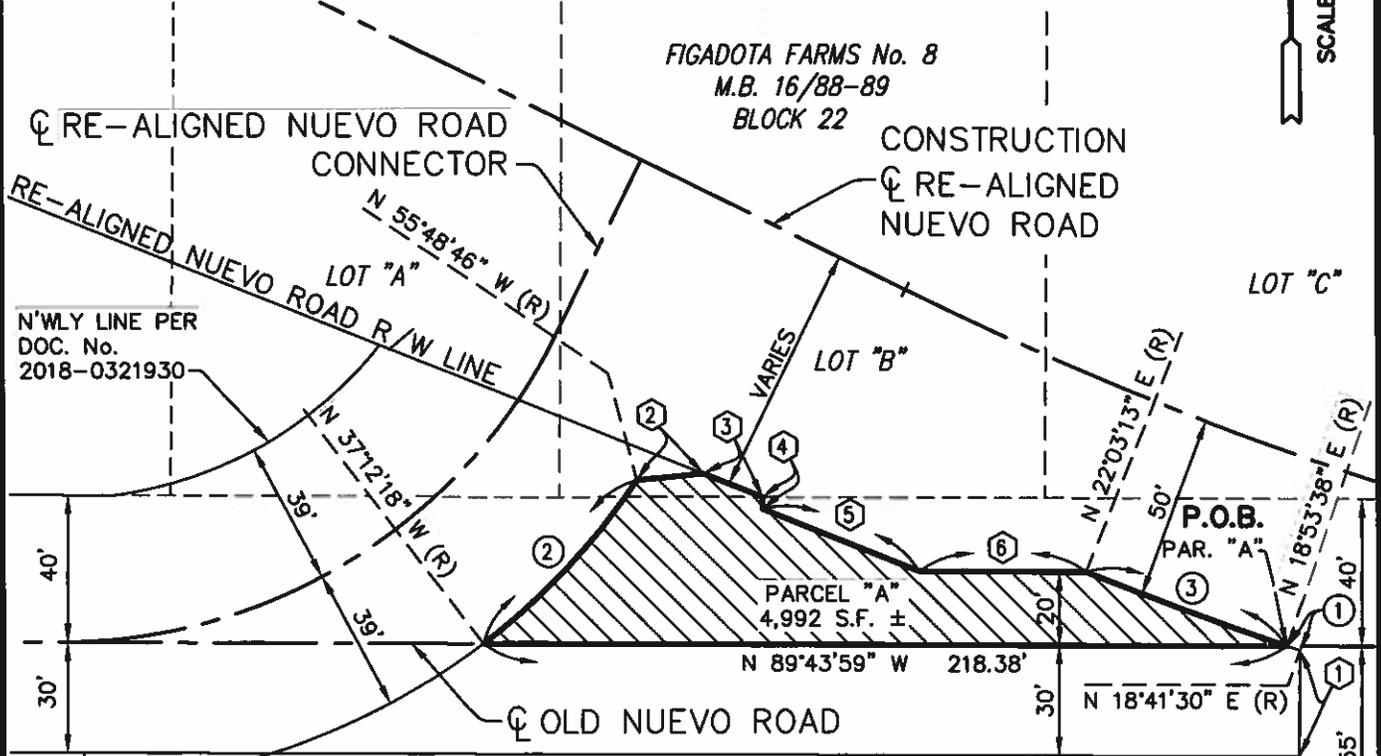


ATTACHMENT 3

**Plat Map - Street Vacation for Northerly Old
Nuevo Road portion (City of Perris)**

STREET VACATION Northerly Section

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF FIGADOTA FARMS No. 8, AS SHOWN BY MAP ON FILE IN BOOK 16 OF MAPS, AT PAGES 88 AND 89, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



LINE DATA

| (N) | BEARING | DISTANCE |
|-----|---------------|----------|
| ① | N 00°34'36" E | 28.82' |
| ② | N 84°33'32" E | 18.19' |
| ③ | S 68°12'28" E | 17.28' |
| ④ | S 00°16'01" W | 3.22' |
| ⑤ | S 68°12'28" E | 45.72' |
| ⑥ | S 89°43'59" E | 45.49' |

LEGEND

AREA TO BE VACATED

CURVE DATA

| (N) | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|----------|--------|---------|
| ① | 0°12'08" | 1050.00' | 3.70' | 1.85' |
| ② | 18°36'28" | 189.00' | 61.38' | 30.96' |
| ③ | 3°09'36" | 1050.00' | 57.91' | 28.96' |

BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023
GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

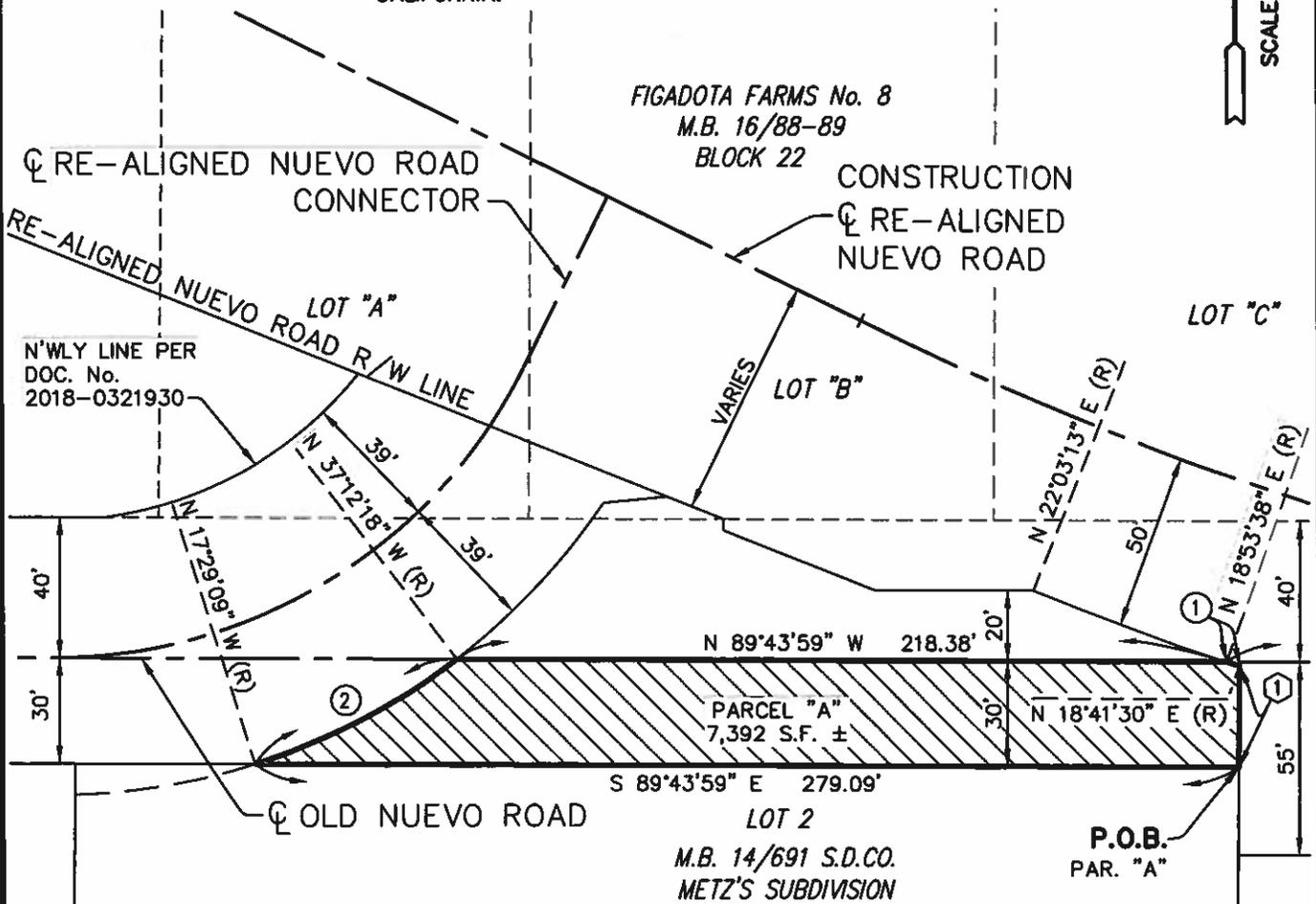
W.O. 22-88

ATTACHMENT 4

**Plat Map - Street Vacation for Southerly Old
Nuevo Road portion (99 cents Only)**

STREET VACATION Southerly Section

SHOWING THE VACATION OF A PORTION OF OLD NUEVO ROAD OF METZ SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 14 OF MAPS, AT PAGE 691, RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.



LINE DATA

| (N) | BEARING | DISTANCE |
|-----|---------------|----------|
| (1) | N 00°34'36" E | 28.82' |

LEGEND

AREA TO BE VACATED

CURVE DATA

| (N) | DELTA | RADIUS | LENGTH | TANGENT |
|-----|-----------|----------|--------|---------|
| (1) | 0°12'08" | 1050.00' | 3.70' | 1.85' |
| (2) | 19°43'09" | 189.00' | 65.05' | 32.85' |

BASIS OF BEARINGS

BASIS OF BEARINGS ARE TAKEN FROM THE CENTERLINE OF OLD NUEVO ROAD AS SHOWN ON CALTRANS MONUMENTATION MAP RIVERSIDE COUNTY MAP FILE No. 205-223.



PREPARED UNDER THE SUPERVISION OF:

2/8/2023

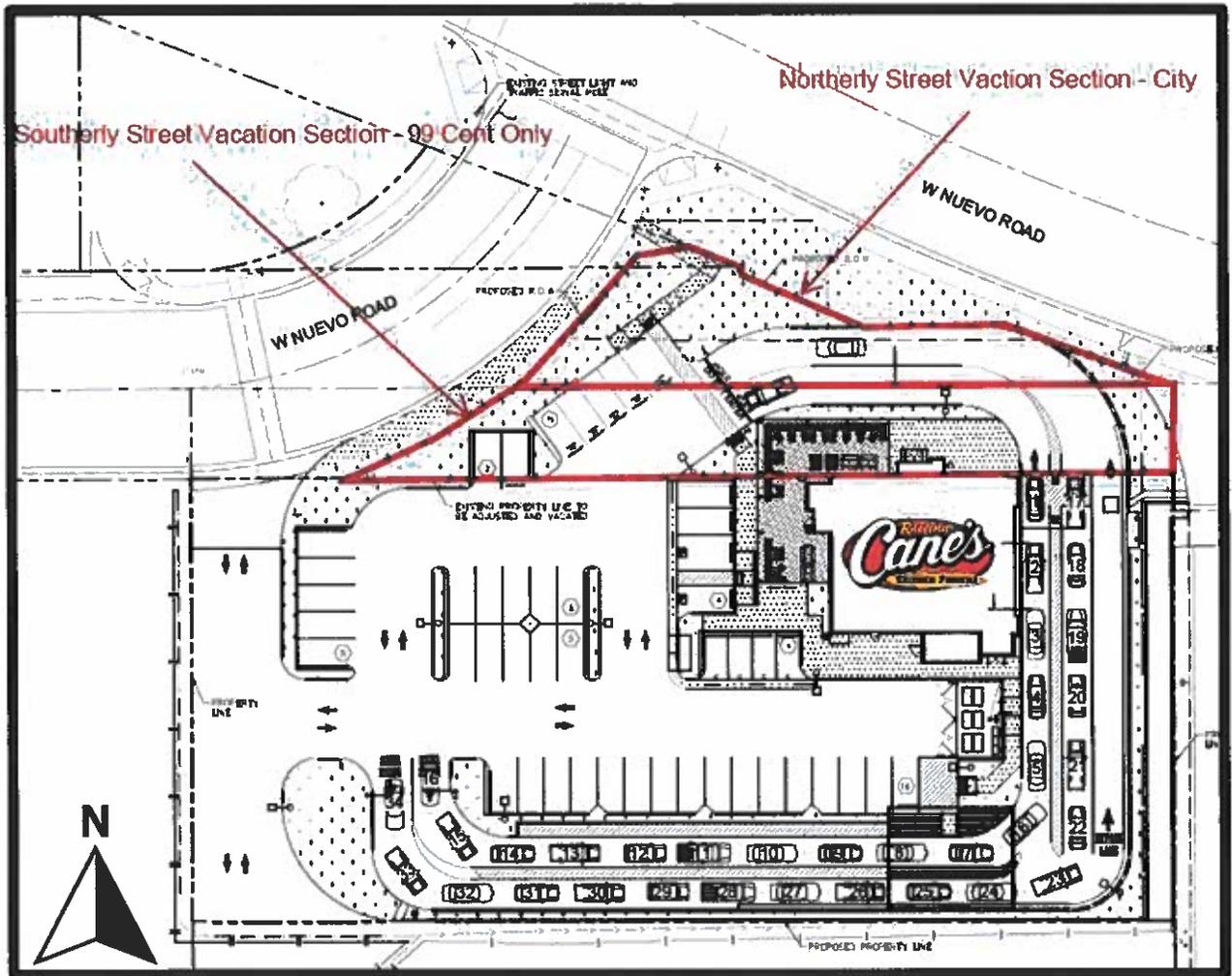
GABRIEL D. YBARRA L.S. 4343 DATE

SEC19-T4S-R3W

W.O. 22-88

ATTACHMENT 5

**Site Layout of Underlying Raising Cane's
Drive-Thru Restaurant (approved under
Conditional Use Permit 22-05100) –
Informational Purpose**



Southerly Street Vacation Section - 99 Cent Only

Northerly Street Vacation Section - City

W NUEVO ROAD

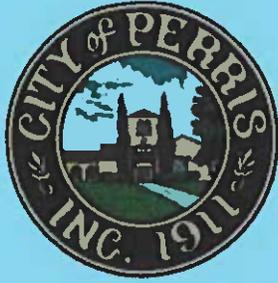
W NUEVO ROAD

PROPOSED R.O.A.

EXISTING PROPERTY LINE TO BE ADJUSTED AND VACATED

N

PROPOSED PROPERTY LINE



10.Q.

CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023
SUBJECT: Check Register for April 2023
REQUESTED ACTION: Approve the City's Monthly Check Register for April 2023
CONTACT: Matthew Schenk, Director of Finance

BACKGROUND / DISCUSSION:

The check register for the month of April 2023 is presented for City Council approval.

BUDGET (or FISCAL) IMPACT:

None.

Prepared by: Stephen Ajobiewe, Finance Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager MS
Deputy City Manager _____

Attachments:

1. Check Register – April 30, 2023

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

ATTACHMENT 1

CHECK REGISTER – APRIL 30, 2023

CITY OF PERRIS
CHECK REGISTER
April 30, 2023

| CHECK | DATE | VENDOR | DESCRIPTION | AMOUNT |
|--------------|-------------|----------------------------------|---|---------------|
| 154852 | 4/5/2023 | ACT 1 CONSTRUCTION, INC. | SKILLS CENTER CONST PMT 2 2/27/23 | 210,929.04 |
| 154853 | 4/5/2023 | ATWORK FRANCHISE, INC. | TEMP STAFF SERVICES | 19,499.60 |
| 154854 | 4/5/2023 | BILL & DAVE'S LDSC MAINTENANCE | LDSC MAINTENANCE | 1,216.78 |
| 154855 | 4/5/2023 | SABRINA CHAVEZ | VISION REIMBURSEMENT 3/17 FY22-23 | 727.6 |
| 154856 | 4/5/2023 | CHRISTINA AVILA | WORK BOOTS 1/26 FY 22-23 | 91.58 |
| 154857 | 4/5/2023 | KINGDOM CAUSES, INC. | HOMELESS SERVICES FEB 2023 | 34,131.01 |
| 154858 | 4/5/2023 | CREATIVE PRINTING | BUSINESS CARDS, ENVELOPES & PH LOGOS | 411.93 |
| 154859 | 4/5/2023 | DENNIS GRUBB & ASSOCIATES | PLAN CHECKS; DEVELOPMENT REVIEWS | 2,910.00 |
| 154860 | 4/5/2023 | HOME DEPOT CREDIT SERVICES | HOME DEPOT: FACILITIES TOOLS | 3,944.25 |
| 154861 | 4/5/2023 | INTERWEST CONSULTING GROUP, INC. | LANDSCAPE/PLANCK/INSPECT DEC 2022 - SEE DETAILED LIST | 8,400.00 |
| 154862 | 4/5/2023 | J THAYER COMPANY, INC. | OFFICE AND LUNCHROOM SUPPLES | 1,250.34 |
| 154863 | 4/5/2023 | MARK THOMAS & COMPANY, INC. | HARLEY KNOX JAN & FEB 2023 | 156,419.26 |
| 154864 | 4/5/2023 | DANIKA NELSON | WORK BOOTS 1/25 FY22-23 | 125.06 |
| 154865 | 4/5/2023 | NIELSEN MERKSAMER PARRINELLO | PROFESSIONAL SERVICES FOR 01/01-03/31/23 | 18,000.00 |
| 154866 | 4/5/2023 | JIM FORBES VOICE, INC. | PUBLICATION NOTICES | 2,462.27 |
| 154867 | 4/5/2023 | RK ENGINEERING GROUP INC | SCOPING: RAMONS GATEWAY, EVANS RD APTS, 1ST INDUS | 3,895.00 |
| 154868 | 4/5/2023 | Z & T VENTURES, INC. | PLANTER MAINT FEB 2023; COP CLEAN UP 3/15/23 | 12,390.00 |
| 154869 | 4/5/2023 | TalentZok | TEMP STAFF SERVICES | 28,409.42 |
| 154870 | 4/5/2023 | TEAMSTERS LOCAL 911 | TEAMSTERS LOCAL 911- MARCH 2023 UNION DUES | 4,515.00 |
| 154871 | 4/5/2023 | WEST COAST ARBORISTS, INC | FY 22-23 BENEFIT ZONES 12/16-12/31/22 | 15,312.00 |
| 154872 | 4/6/2023 | AAMES LOCK & SAFE, CO. | 135 N D ST:ELECTRIFIED LOCKING HARDWARE INSTALL | 3,379.50 |
| 154873 | 4/6/2023 | ADAME LANDSCAPE, INC. | LANDSCAPE MAINT: IRRIGATION REPAIR | 225.28 |
| 154874 | 4/6/2023 | AK & COMPANY | SB90: PROFESSIONAL CONSULTING FEB 2023 | 2,500.00 |
| 154875 | 4/6/2023 | AMAZON CAPITAL SERVICES | JACKETS, POLO,BOOTS & OFFICE SUPPLIES | 3,393.08 |
| 154876 | 4/6/2023 | ANDERSON CHEVROLET | TRUCK#19-383: SL-N-SWITCH | 53.93 |
| 154877 | 4/6/2023 | ANDERSON ELECTRIC | ELECTRICAL REPAIRS: SR CNTR, CITY HALL, D ST /5TH ST | 1,400.00 |
| 154878 | 4/6/2023 | SYLVIA ARVIZU | REIMB: PALM THAI MEETING LUNCH 02/22 & 3/15/23 | 547.63 |
| 154879 | 4/6/2023 | CAITLIN BARRON | WORK BOOTS 1/17 FY 22-23 | 178.85 |

CITY OF PERRIS
CHECK REGISTER
April 30, 2023

| CHECK | DATE | VENDOR | DESCRIPTION | AMOUNT |
|--------------|-------------|------------------------------------|---|---------------|
| 154880 | 4/6/2023 | BIO-TOX LABORATORIES | DRUG SCREENS | 580.76 |
| 154881 | 4/6/2023 | BIO-TOX LABORATORIES | DRUG SCREENS | 803.9 |
| 154882 | 4/6/2023 | BMW MOTORCYCLES OF RIVERSIDE | SHERIFF: PARTS AND SERVICE | 256.53 |
| 154883 | 4/6/2023 | BPS TACTICAL, INC. | SHERIFF: VEST COVERS | 462.38 |
| 154884 | 4/6/2023 | CALIFORNIA DEPT OF TAX AND FEE ADM | PUB WORKS JULY 2022- JUN 2023 | 827.91 |
| 154885 | 4/6/2023 | CAMPOS MATERIALS | CITY YARD: FILL SAND | 408.9 |
| 154886 | 4/6/2023 | ARTURO CERVANTES | LUNCH MEETING 3/29/23 | 48.34 |
| 154887 | 4/6/2023 | CG RESOURCE MANAGEMENT | PLANNING CASE: 21-00810 GARCIA TRUCK REPAIR | 1,840.00 |
| 154888 | 4/6/2023 | CINTAS | FACILITY MAINTANCE SUPPLIES; ALL DEPARTMENTS | 916.31 |
| 154889 | 4/6/2023 | CITY CLERKS ASSOCIATION OF CA | CCAC WORKSHOP | 25 |
| 154890 | 4/6/2023 | CORE & MAIN LP | PARKS: BOLT & NUTS, VALVES | 302.78 |
| 154891 | 4/6/2023 | CORPORATE PAYMENT SYSTEMS | SKILL CTR PLANS; CYBERSEC TRAINING; ANDERSON CHEV | 9,778.97 |
| 154892 | 4/6/2023 | DAISY CORREA | REIMBURSE: PUBLIC WORKS MEETING 3/15/23 | 25.91 |
| 154893 | 4/6/2023 | DAN'S FEED AND SEED INC. | RAIN SUITS, RUBBER BOOTS | 136.8 |
| 154894 | 4/6/2023 | DELL MARKETING LP | CODE ENFORCEMENT: NEW PC (2) | 2,551.24 |
| 154895 | 4/6/2023 | CA DEPT OF TRANSPORTATION | SIGNALS & LIGHTING OCT-DEC 2022 | 6,130.72 |
| 154896 | 4/6/2023 | EARTHCHEM INDUSTRIAL SUPPLY, LLC | COVID-19 SUPPLIES; ORANGE POWER, GLOVES | 1,916.71 |
| 154897 | 4/6/2023 | EASTERN MUNICIPAL WATER DISTRICT | WATER SERVICES JAN 2023 | 175,723.69 |
| 154898 | 4/6/2023 | EASTERN MUNICIPAL WATER DISTRICT | VARIOUS CITY PARKS 2/24-3/22/2023 | 2,132.50 |
| 154899 | 4/6/2023 | EWING IRRIGATION PRODUCTS, INC. | ENCHANTED HILLS/METZ PARK | 704.38 |
| 154900 | 4/6/2023 | FASTENAL COMPANY | MASTER LOCKS (180) | 3,374.84 |
| 154901 | 4/6/2023 | FEDERAL EXPRESS CORP | SERVICES 3/01-3/07/2023 | 60.86 |
| 154902 | 4/6/2023 | FEHR & PEERS | PROFESSIONAL SERVICES FOR JUNE - SEPT 2022 | 7,627.50 |
| 154903 | 4/6/2023 | FIELDMAN, ROLAPP & ASSOCIATES INC. | PROFESSIONAL SERVICES: VARIOUS CFD | 8,444.41 |
| 154904 | 4/6/2023 | GORM, INC. | SHOP SUPPLIES: AEROSOLS, MARKING SPRAY | 351.11 |
| 154905 | 4/6/2023 | GOSCH - TOYOTA | VAN #19-197 PIPE FUEL FILLER | 267.8 |
| 154906 | 4/6/2023 | GRAINGER | 11 S D STREET: CLEANER CARTRIDGE | 93.41 |
| 154907 | 4/6/2023 | HABITAT FOR HUMANITY INLAND VALLEY | SENIOR HOME REPAIR PROGRAM | 36,381.96 |

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| 154908 | 4/6/2023 | LISET HERNANDEZ | PUBLIC WORKS: REIMBURSEMENT FOR (2) TVS | 1,046.38 |
| 154909 | 4/6/2023 | PATRICIA HERNANDEZ | CHIDCARE ASSISTANCE PROGRAM FEB 2023 | 750 |
| 154910 | 4/6/2023 | HINDERLITER DeLLAMAS & ASSOCIATES | CANNABIS MANAGEMENT PROGRAM, FEB 2023 | 10,500.00 |
| 154911 | 4/6/2023 | IE GENERAL ENGINEERING, INC. | RETENTION: FRONTAGE RD PROJECT-PERRIS PLAZA | 24,243.10 |
| 154912 | 4/6/2023 | VISUAL EDGE, INC. | PRINTER SERVICES AUG-DEC22 | 10,600.17 |
| 154913 | 4/6/2023 | INFRAMARK LLC | WATER: OPERATIONS/MAINT JAN 2023 | 111,503.01 |
| 154914 | 4/6/2023 | INLAND LIGHTING SUPPLIES, INC. | FOURTH BTWN D / PERRIS; LAMPS & TRANSFORMERS KIT | 1,021.47 |
| 154915 | 4/6/2023 | INLAND ROAD SERVICE & TIRE | FLAT REPAIRS AFTER HOURS/TRAILER TIRES/PARTS | 2,244.72 |
| 154916 | 4/6/2023 | INTERPRETERS UNLIMITED | SHERIFF DEPT: PHONE INTERPRETATION SERVICES | 6 |
| 154917 | 4/6/2023 | IRON MOUNTAIN | DEV SERVICES: FILE STORAGE SERVICES | 1,067.55 |
| 154918 | 4/6/2023 | JAN PETERSON CHILD DEVELOPMENT CTR | CHIDCARE ASSISTANCE PROGRAM FEB 2023 | 540 |
| 154919 | 4/6/2023 | JOHNSON EQUIPMENT CO. | CHEVY/TOYOTA AUTO PARTS | 2,762.36 |
| 154920 | 4/6/2023 | JOSEPH ADAMO | WATER DEPOSIT REFUND | 198.25 |
| 154921 | 4/6/2023 | KH METALS AND SUPPLY | ALABASTER LOOP; MATERIALS FOR GATE REPAIRS | 629.7 |
| 154922 | 4/6/2023 | LAWLER'S TRIPLE L TOWING | SHERIFF DEPT: TOWING SERVICES | 290 |
| 154923 | 4/6/2023 | PAUL LOPEZ | IT DEPT: LUNCH MEETING 3/29/23 | 47.34 |
| 154924 | 4/6/2023 | LOWELL PLACE INC. | WATER DEPOSIT REFUND | 521.9 |
| 154925 | 4/6/2023 | MANPOWER TEMP SERVICES, INC | TEMP STAFF SERVICES | 1,648.84 |
| 154926 | 4/6/2023 | MAYRA H. MARTINEZ | REIMBURSE: NOTARY REGISTRATION/LIVESCAN | 267.46 |
| 154927 | 4/6/2023 | ADRIENNE MORALES | VISION REIMBURSEMENT FY22-23 | 309 |
| 154928 | 4/6/2023 | MR. G'S PLUMBING | CODE ENFORCEMENT; RESTROOM REPAIRS | 350 |
| 154929 | 4/6/2023 | NATIONAL DRIVE | MARCH 2023 DUES | 12 |
| 154930 | 4/6/2023 | NPQ CORPORATION | ASPHALT REPAIRS/TRAFFIC CONTROL | 29,000.00 |
| 154931 | 4/6/2023 | NUTRIEN AG SOLUTION, INC. | BZ-104 SMALL TOOLS | 27.73 |
| 154932 | 4/6/2023 | O'REILLY FIRST CALL | VAN #19-215, 06-028 AUTO SUPPLIES | 422.87 |
| 154933 | 4/6/2023 | PARK TOWNE APARTMENTS, LLC | TBRA APRIL PAYMENT J JACKSON | 500.31 |
| 154934 | 4/6/2023 | KENNETH PHUNG | PLANNING: STAFF MEETING LUNCH | 352.12 |
| 154935 | 4/6/2023 | QUALITY CHEVROLET | Chevy Silverado 1500 Vin 3GBNAAE9NG640834 | 53,987.55 |

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| 154936 | 4/6/2023 | RIGHTWAY | PORTABLE TOILET RENTALS | 236.46 |
| 154937 | 4/6/2023 | VOID | VOID | 0 |
| 154938 | 4/6/2023 | ROAD SOUP OF CALIFORNIA, LLC | 200) 50LBS PREMIUM ASPHALT REPAIR BAG | 4,532.50 |
| 154939 | 4/6/2023 | ROBLEDO, CARLOS | WATER ACCOUNT REFUND | 1,000.00 |
| 154940 | 4/6/2023 | SC FUELS | FUEL, BULK GALLONS | 166.66 |
| 154941 | 4/6/2023 | SHOTSPOTTER, INC. | SHERIFF: ANNUAL SUBSCRIPTION: GO LIVE 3/29/23 | 70,000.00 |
| 154942 | 4/6/2023 | SPARKLETTS | BOTTLE WATER SERVICES | 289.34 |
| 154943 | 4/6/2023 | STETSON ENGINEERS INC | 2018 PROP WATER RATE STUDY, FEB 2023 | 1,992.00 |
| 154944 | 4/6/2023 | SWANK MOTION PICTURES, INC | MOVIES IN THE PARK 5/01-8/25/2023 | 3,885.00 |
| 154945 | 4/6/2023 | SYNTECH | SERVER/NETWORK SUPPORT 3/01-3/31/23 | 3,199.00 |
| 154946 | 4/6/2023 | TACOS NOCHISTLAN | HEALTHIEST CITIES AND COUNTIES | 684.21 |
| 154947 | 4/6/2023 | TAO CHEN | WATER DEPOSIT REFUND | 4.97 |
| 154948 | 4/6/2023 | SPECTRUM BUSINESS | PERRIS BANK 3/20-4/19/23 | 129.98 |
| 154949 | 4/6/2023 | TRANSPORT GRAPHICS | VEHICLE DECALS CITY LOGOS | 383.75 |
| 154950 | 4/6/2023 | TRULY NOLEN BRANCH 064 | BOB GLASS GYM; TOTAL TERMITE PROTECTION | 7,154.00 |
| 154951 | 4/6/2023 | UNIFIRST CORPORATION | MAT SERVICE FEE, VARIOU DEPT | 787.9 |
| 154952 | 4/6/2023 | UNIFIRST FIRST AID CORP | EMERGENCY SUPPLIES | 3,068.56 |
| 154953 | 4/6/2023 | UNITED RENTALS (NORTH AMERICA) INC. | EQUIPMENT RENTAL; SWEEPER RIDE | 564.37 |
| 154954 | 4/6/2023 | UNITED WAY OF THE INLAND VALLEY | MARCH 2023 EMPLOYEE CONTRIBUTIONS | 36 |
| 154955 | 4/6/2023 | VAY TANG | WATER DEPOSIT REFUND | 42.48 |
| 154956 | 4/6/2023 | VELASCO MATERIALS | RED WOOD CHIPS AND BLOWER EQUIPMENT MAINT | 13,620.00 |
| 154957 | 4/6/2023 | VORTEX INDUSTRIES, INC | 11 S. D ST; GATE REPAIRED | 1,143.98 |
| 154958 | 4/6/2023 | WILBUR-ELLIS | (30)GAL RANGER PRO | 1,066.73 |
| 154959 | 4/6/2023 | XEROX FINANCIAL SERVICES | LEASE CONTRACT# 020-0093941-002, 03/12-04/11/23 | 337.86 |
| 154960 | 4/12/2023 | ACT 1 CONSTRUCTION, INC. | JOB & SKILLS CENTER PMT #3 3/31/2023 | 92,135.19 |
| 154961 | 4/12/2023 | AMERICAN FORENSIC NURSES LLC | BLOOD DRAWS | 334.25 |
| 154962 | 4/12/2023 | ATWORK FRANCHISE, INC. | TEMP STAFF SERVICES | 33,517.43 |
| 154963 | 4/12/2023 | BILL & DAVE'S LDSC MAINTENANCE | BENEFIT ZONES MAINT | 802.86 |

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| 154964 | 4/12/2023 | MARY CATHY OWENS | KANJUKENBO INSTRUCTOR JAN-APRIL 2023 | 1,008.00 |
| 154965 | 4/12/2023 | KINGDOM CAUSES, INC. | HOTEL VOUCHER REIMBURSEMENT 9/21-10/07/22 | 2,216.45 |
| 154966 | 4/12/2023 | COMMUNITY WORKS DESIGN GROUP | FOSS FIELD PARK, FEB 2023 | 58,648.75 |
| 154967 | 4/12/2023 | CREATIVE PRINTING | YELLOW WATER BILLS/ZIP TIES | 2,134.58 |
| 154968 | 4/12/2023 | FIRST SECURITY FINANCE, INC. | LOAN ID: PERRIS-CA-07-1 APRIL 2023 | 2,563.82 |
| 154969 | 4/12/2023 | FM WORKSPACE SOLUTIONS LLC | DEVELOPMENT SERVICES REMODEL: OFFICE FURNITURE | 19,937.98 |
| 154970 | 4/12/2023 | HOME DEPOT CREDIT SERVICES | PARKS DEPT: VARIOUS TRUCK TOOLS, BACKFLOW REPAIRS | 2,224.88 |
| 154971 | 4/12/2023 | INTERWEST CONSULTING GROUP, INC. | ENCHANTED HILLS PARK OCT 2022 | 2,380.00 |
| 154972 | 4/12/2023 | J THAYER COMPANY, INC. | SPECIAL DISTRICTS: OFFICE SUPPLIES | 167.71 |
| 154973 | 4/12/2023 | GENESIS ORDONEZ | MILEAGE REIMBURSEMENT 1/21-3/29/23 | 20.37 |
| 154974 | 4/12/2023 | JIM FORBES VOICE, INC. | LEGAL PUBLIC NOTICES; VARIOUS | 6,627.78 |
| 154975 | 4/12/2023 | PINEDA GENERAL CONSTRUCTION | SIDEWALK REPAIRS: NUEVO ROAD | 12,995.00 |
| 154976 | 4/12/2023 | JEFFREY ROBINSON | WORK BOOTS FY22-23 | 128 |
| 154977 | 4/12/2023 | ROMO PIPELINE | WATER EMERGENCY REPAIRS | 10,100.00 |
| 154978 | 4/12/2023 | JAIMIE SALAZAR | WORK BOOTS FY22-23 | 206.63 |
| 154979 | 4/12/2023 | YUNEX LLC | STREET LIGHT RESPONSE: CALL OUTS FEB 2023 | 3,341.80 |
| 154980 | 4/12/2023 | LAURA SOSA | FITNESS INSTRUCTOR SERVICES FEB-MAR23 | 3,786.00 |
| 154981 | 4/12/2023 | TalentZok | TEMP STAFF SERVICES | 21,810.12 |
| 154982 | 4/12/2023 | ANGELIC TREJO | CS: HOLIDAY DESSERTS REIMBURSEMENT | 71.91 |
| 154983 | 4/12/2023 | USK TAE KWON DO | TAEKWON Services March 2023 | 682.5 |
| 154984 | 4/12/2023 | WEST COAST ARBORISTS, INC | MAY RANCH PARK 2/09-2/10/2023 | 3,307.75 |
| 154985 | 4/13/2023 | ADAME LANDSCAPE, INC. | BENEFIT ZONES MAINTENANCE | 959.59 |
| 154986 | 4/13/2023 | ALEX VILLA | WATER DEPOSIT REFUND | 38.68 |
| 154987 | 4/13/2023 | ALFONSO TORRES | WATER DEPOSIT REFUND | 58.73 |
| 154988 | 4/13/2023 | AMAZON CAPITAL SERVICES | NEW HP LAPTOP/PARKS/CS COFFEE/SR CENTER/HR SUPPL | 2,626.29 |
| 154989 | 4/13/2023 | AMERICAN INN | HOUSING PROGRAM | 15,481.64 |
| 154990 | 4/13/2023 | ANDERSON ELECTRIC | PARAGON PARK ; LIGHTS | 140 |
| 154991 | 4/13/2023 | SOCAL GAS | FLOOD AREA ACCT 167 858 84517 SEP-NOV22 | 264.87 |

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| 154992 | 4/13/2023 | BPS TACTICAL, INC. | SHERIFF: TACTICAL BALLISTIC VEST COVER | 462.38 |
| 154993 | 4/13/2023 | CALIFORNIA ASS OF CODE ENFORCEMENT | CACEO WEBINARS | 96 |
| 154994 | 4/13/2023 | CAMPOS MATERIALS | RED WOOD CHIPS; CITY HALL & COMPOST FOR PARKS | 1,841.14 |
| 154995 | 4/13/2023 | ABRAHAM CAMPOS | VISION REIMBURSEMENT FY22-23 | 850 |
| 154996 | 4/13/2023 | DEGUIRE WEED ABATEMENT | BOARD UP: 1100 WILSON AVE | 270 |
| 154997 | 4/13/2023 | DELL MARKETING LP | NEW PC (2) FOR CM OFFICE & PUBLIC WORKS | 2,724.58 |
| 154998 | 4/13/2023 | COUNTY OF RIVERSIDE | PATRIOT PARK PERMIT | 572 |
| 154999 | 4/13/2023 | JZANE DUDLEY | DANCE INSTRUCTOR SERVICES, MAR 2023 | 700 |
| 155000 | 4/13/2023 | DUTALE, INC. DBA MCS | 135 N D STREET: CAT6A NETWORK DROPS | 21,536.09 |
| 155001 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | WATER SERVICES FEB 2023 | 176,840.02 |
| 155002 | 4/13/2023 | VOID | VOID | 0 |
| 155003 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | FINAL NOTICE: 500073022 CASE RD 4/04 | 252.58 |
| 155004 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | FINAL NOTICE: 500073085 MORGAN 4/04/23 | 263.54 |
| 155005 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | FINAL NOTICE: 500157004 MAYRANCH 4/04/23 | 280.5 |
| 155006 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | FINAL NOTICE: 500061818 DUNLAP 4/04 | 312.14 |
| 155007 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | FINAL NOTICE: 500073009 EVANS 4/04 | 406.25 |
| 155008 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | A ST ACCT 500005375 2/22-3/19/23 | 108,181.67 |
| 155009 | 4/13/2023 | EASTERN MUNICIPAL WATER DISTRICT | ACCT 500005375 12/21-1/23/23 | 127,229.50 |
| 155010 | 4/13/2023 | EMPLOYMENT SCREENING SERVICES | RECREATION DEPT: BACKGROUND CHECK | 58 |
| 155011 | 4/13/2023 | EZRA ADU-GYAMFI | VISION REIMBURSEMENT FY22-23 | 847 |
| 155012 | 4/13/2023 | FAIR HOUSING - RIVERSIDE COUNTY | LANDLORD/TENANT PROGRAM, JANUARY 2023 | 3,327.59 |
| 155013 | 4/13/2023 | FANYING KONG | WATER DEPOSIT REFUND | 146.35 |
| 155014 | 4/13/2023 | FEDERAL EXPRESS CORP | 3/09-3/22/2023 | 56.07 |
| 155015 | 4/13/2023 | FRONTIER | 943-6743 3/11-4/10/2023 | 80.82 |
| 155016 | 4/13/2023 | FUN EXPRESS, LLC | BREAKFAST WITH BUNNY EVENT | 407.58 |
| 155017 | 4/13/2023 | ARTURO GARCIA | LUNCH MEETING REIMBURSEMENT | 280.95 |
| 155018 | 4/13/2023 | GUMARO GONZALEZ | WORK BOOTS FY22-23 | 173.98 |
| 155019 | 4/13/2023 | GRANICUS, INC. | SOFTWARE FOR COUNCIL MEETINGS 1/26-1/25/2024 | 30,906.08 |

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| 155020 | 4/13/2023 | TIFFANY HERRMANN | BREAKFAST WITH BUNNY; PETTING ZOO | 675 |
| 155021 | 4/13/2023 | THE HOUSE OF PORTRAITS, INC. | SOCCER TEAM & BASKETBALL TEAM PHOTOS | 1,629.37 |
| 155022 | 4/13/2023 | VISUAL EDGE, INC. | PRINTER SERVICES MAR 23 | 73.33 |
| 155023 | 4/13/2023 | IMPERIAL SPRINKLER SUPPLY | VARIOUS CITY PARKS | 944.05 |
| 155024 | 4/13/2023 | INFRAMARK LLC | WATER: ADDITIONAL BILLABLES, MARCH 2023 | 4,050.00 |
| 155025 | 4/13/2023 | INLAND LIGHTING SUPPLIES, INC. | RIDER STREET BATTERIES | 2,945.16 |
| 155026 | 4/13/2023 | INTERMEDIA.NET INC. | OFFICE 365/EMAIL ARCHIVE 3/02-4/01/23 | 4,436.33 |
| 155027 | 4/13/2023 | IRON MOUNTAIN | FILE STORAGE SERVICES; VARIOUS DEPT | 3,432.26 |
| 155028 | 4/13/2023 | JAN PETERSON CHILD DEVELOPMENT CTR | CHIDCARE PROGRAM, MAR23 | 540 |
| 155029 | 4/13/2023 | LAURA COLIN BERNAL | WATER DEPOSIT REFUND | 127.69 |
| 155030 | 4/13/2023 | LAWN TECH | PARKS: EQUIPMENT PARTS | 583.99 |
| 155031 | 4/13/2023 | CAMEL FINANCIAL, INC | TUTORING SERVICES 2/06-3/02/23 | 1,170.00 |
| 155032 | 4/13/2023 | LEGENDS PRODUCTION | HEALTH FAIR BAND, APRIL 22, 2023 | 4,000.00 |
| 155033 | 4/13/2023 | CYNTHIA LEMUS | CPRS CONFERENCE & VISION REIMBURSEMENT | 256.01 |
| 155034 | 4/13/2023 | LUE YANG | CPRS CONF REIMBURSEMENT | 20 |
| 155035 | 4/13/2023 | MANPOWER TEMP SERVICES, INC | TEMP STAFF SERVICES | 21,481.73 |
| 155036 | 4/13/2023 | MARIA FUERTE | WATER DEPOSIT REFUND | 30.79 |
| 155037 | 4/13/2023 | MING YAN | WATER DEPOSIT REFUND | 119.04 |
| 155038 | 4/13/2023 | NUTRIEN AG SOLUTION, INC. | BENEFIT ZONES; SMALL TOOLS | 735.8 |
| 155039 | 4/13/2023 | PAPER RECYCLING & SHREDDING | ON-SITE SHREDDING 2/11/23 | 1,250.00 |
| 155040 | 4/13/2023 | PINEWOOD PERRIS INVESTMENT, LLC | HOUSING PROGRAM | 11,166.00 |
| 155041 | 4/13/2023 | PURCOLOUR, INC. | HEALTH FAIR: FUN RUN SUPPLIES | 1,034.56 |
| 155042 | 4/13/2023 | RICARDO RODRIGUEZ | WATER DEPOSIT REFUND | 216.57 |
| 155043 | 4/13/2023 | RIVERSIDE COUNTY WORKS | JAMIL DADA SPONSHORSHIP 2023 | 2,500.00 |
| 155044 | 4/13/2023 | RIVERSIDE COUNTY SHERIFF'S DEPT | EXTRA DUTY: CHRISTMAS PARADE 12/10/22 | 5,883.46 |
| 155045 | 4/13/2023 | ROSA'S BRIDE & TUX BOUTIQUE | RENTALS: BREAKFAST W/ BUNNY & MOTHER LANGUAGE | 5,161.88 |
| 155046 | 4/13/2023 | SC FUELS | FUELL, WILL-CALL | 198.45 |
| 155047 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011099695 ,METER 222013-725457 1/27-2/26/23 | 14.51 |

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| 155048 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011092847 METER 222010-149371 1/27-2/26/23 | 15.55 |
| 155049 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011080579 METER 222010-679151 1/27-2/20 | 15.97 |
| 155050 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011115645 METER 256000-181539 1/27-2/26 | 105.4 |
| 155051 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011103073 METER 256000-181540 1/27-2/26/23 | 140.37 |
| 155052 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011098368 METER 222013-909613 1/26-2/23/23 | 150.84 |
| 155053 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011115334 METER 222014-255138 1/25-2/22 | 417.72 |
| 155054 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011113381 METER 259000-015543 1/26-2/23 | 656.83 |
| 155055 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011111346 METER V349N-006752 1/25-2/22 | 1,658.00 |
| 155056 | 4/13/2023 | SOUTHERN CALIFORNIA EDISON | 8011098489 METER 259000-15640 1/26-2/23 | 1,917.98 |
| 155057 | 4/13/2023 | SOCALGAS | SERVICE PERIOD 2/27-3/28/23 | 2,836.77 |
| 155058 | 4/13/2023 | SPECTRUM CLEANERS | CS: TABLECLOTH CLEANING | 384 |
| 155059 | 4/13/2023 | SRPS LP | WATER DEPOSIT REFUND | 3.26 |
| 155060 | 4/13/2023 | TACOS NOCHISTLAN | SENIOR CENTER: SPRING LUNCHEON | 1,724.00 |
| 155061 | 4/13/2023 | SPECTRUM BUSINESS | INTERNET/TV SERVICES FEB-MAR 2023 | 14,135.23 |
| 155062 | 4/13/2023 | TRUE NORTH COMPLIANCE SERVICES, INC. | PLAN REVIEW SERVICES, NOV 2022 | 124,527.85 |
| 155063 | 4/13/2023 | UNIFIRST CORPORATION | PUBLIC WORKS; UNIFORM MAINT | 469.4 |
| 155064 | 4/13/2023 | VAL VERDE HIGH SCHOOL ASB | LIVE STREAM FOR VET'S & CHRISTMAS PARADES | 2,000.00 |
| 155065 | 4/13/2023 | VERIZON WIRELESS | iPADS/PLATE READERS/CITY PHONES FEB-MAR 2023 | 18,852.70 |
| 155066 | 4/13/2023 | LORENA VIDRIO | CM: COFEE TRAVELER FOR TRAINING | 40 |
| 155067 | 4/13/2023 | VOYAGER FLEET | FUEL CARDS, CLOSING 3/24/23 | 918.29 |
| 155068 | 4/13/2023 | WESTERN EXTERMINATOR COMPANY | PARKS PEST CONTROL SERVICES | 2,205.70 |
| 155069 | 4/13/2023 | WINGRAPHICS, INC | PUBLIC HEALTH DEPT | 245.02 |
| 155070 | 4/13/2023 | XEROX FINANCIAL SERVICES | LEASE CONTRACT *001 3/30-4/29/23 | 6,202.33 |
| 155071 | 4/19/2023 | ATWORK FRANCHISE, INC. | TEMP STAFF SERVICES | 14,609.03 |
| 155072 | 4/19/2023 | BILL & DAVE'S LDSC MAINTENANCE | LMD-1-2020-01 3/01-3/31/2023 | 45,215.14 |
| 155073 | 4/19/2023 | COMMUNITY WORKS DESIGN GROUP | MERCADO PARK, GREEN CITY FARM JAN-FEB23 | 2,040.00 |
| 155074 | 4/19/2023 | CREATIVE PRINTING | SHUT OFF TAGS, BUSINESS CARDS | 3,434.97 |
| 155075 | 4/19/2023 | DEARK E&C, INC | GARDEN/FOSS FIELD PROJECT #3 2/01-2/28/2023 | 55,527.50 |

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| 155076 | 4/19/2023 | MARYLIN FLORES | VISION REIMBURSEMENT FY22-23 | 252 |
| 155077 | 4/19/2023 | HOME DEPOT CREDIT SERVICES | GRAFFITI ABATE SUPPLIES, PARKS MAINT SUPPLIES | 1,153.59 |
| 155078 | 4/19/2023 | INTERWEST CONSULTING GROUP, INC. | ENCHANTED HILLS PARK, ELM PARKWAY & CITY OF MENIFEE | 11,827.85 |
| 155079 | 4/19/2023 | EMMANUEL MARQUEZ | EDUCATION REIMBURSEMENT FY22-23 | 1,120.65 |
| 155080 | 4/19/2023 | SALVADOR OSORIO | 5 DE MAYO PERFORMANCE 2023 | 1,000.00 |
| 155081 | 4/19/2023 | JIM FORBES VOICE, INC. | DPR21-00013 RAMONA GATEWAY & PLANNING CASE | 848.21 |
| 155082 | 4/19/2023 | RK ENGINEERING GROUP INC | SCOPING: RAMONA&WEBSTER, NEWCASTLE,PLACENTIA | 3,455.00 |
| 155083 | 4/19/2023 | LAURA SOSA | FITNESS INSTRUCTOR SVCS 3/20-4/10/23 | 2,572.50 |
| 155084 | 4/19/2023 | SUNSET GRAPHICS | SUMMER CAMP T-SHIRTS | 913.61 |
| 155085 | 4/19/2023 | TalentZok | TEMP STAFF SERVICES | 7,163.07 |
| 155086 | 4/19/2023 | ANGELIC TREJO | CS DEPT: LUNCH MEETINGS & VISION REIMB FY 22-23 | 672.12 |
| 155087 | 4/19/2023 | VOICES FOR CHILDREN | CDBG EXPENDITURES: MARCH 2023 | 1,102.00 |
| 155088 | 4/19/2023 | WILLDAN FINANCIAL SERVICES | ARBITRAGE REBATE SVCS | 4,750.00 |
| 155089 | 4/20/2023 | 4IMPRINT, INC. | HEALTH FAIR SVCS LIVEWELL GIVEAWAYS | 1,512.90 |
| 155090 | 4/20/2023 | ADAME LANDSCAPE, INC. | LDSCP MAINT:LMD-1-2020-21-01NE 03/01-03/31/23 | 27,171.69 |
| 155091 | 4/20/2023 | ALBERT A. WEBB ASSOCIATES | GREEN VALLEY PARK 11/26-12/31 | 19,986.54 |
| 155092 | 4/20/2023 | AMAZON CAPITAL SERVICES | MONITORS/OFFICE SUPPLIES/SPEED BUMPS (FOSS FIELD) | 5,922.06 |
| 155093 | 4/20/2023 | ANDERSON ELECTRIC | ELECTRICAL REPAIRS:CITY HALL,GYM,SR CNTR,GOETZ PRK | 3,900.00 |
| 155094 | 4/20/2023 | ANGELA'S GLASS & MIRROR | CITY HALL: GLASS TOP | 3,180.94 |
| 155095 | 4/20/2023 | VERONICA ARANA | CALBO CONF 03/08-03/09-23 | 360.44 |
| 155096 | 4/20/2023 | BAY ALARM COMPANY | INSTALL DEV BLDG 1/27/23 & SVC CHRG 04/01-04/30/23 | 3,508.88 |
| 155097 | 4/20/2023 | BMW MANAGEMENT | SENIOR PROM 2023 CATERING DEPOSIT | 1,500.00 |
| 155098 | 4/20/2023 | CAMPOS MATERIALS | ROTARY PARK 1.5 YARDS FILL SAND | 42.41 |
| 155099 | 4/20/2023 | CLAUDIA DOMINGUEZ | VISION REIMBURSEMENT 1/20-3/30 FY22-23 | 249 |
| 155100 | 4/20/2023 | COMPASS PEST MANAGEMENT, INC. | MONTHLY SQUIRELL SUBSCRIPTION | 370 |
| 155101 | 4/20/2023 | CONCENTRA MEDICAL CENTERS | DOT PHYSICAL 3/15/23 | 177 |
| 155102 | 4/20/2023 | CORE & MAIN LP | PARKS: 3 PVC PIPE | 1,036.96 |
| 155103 | 4/20/2023 | CR&R INCORPORATED | 11 S D ST:COMMERCIAL BIN 03/01-03/31/23 | 297.74 |

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| 155104 | 4/20/2023 | DELL MARKETING LP | EOC TEMP: NEW PC/MONITOR | 1,845.90 |
| 155105 | 4/20/2023 | EASTERN MUNICIPAL WATER DISTRICT | SKYDIVE PARK, MONU PARK, PATRIOT PARK 03/08-04/10/23 | 20,576.66 |
| 155106 | 4/20/2023 | EVERETT SMITH DESIGNS | CITY HALL PHASE 2 | 10,000.00 |
| 155107 | 4/20/2023 | EWING IRRIGATION PRODUCTS, INC. | MORGAN PARK | 877.89 |
| 155108 | 4/20/2023 | EXPRESS EVENT SERVICES | ERC EVENT ON 4/27/23 | 995 |
| 155109 | 4/20/2023 | FEDERAL EXPRESS CORP | 3/30-04/04/23 | 17.9 |
| 155110 | 4/20/2023 | LUPITA GARCIA | REIMBURSE: PLANNING DIV POSTAGE 3/31/23 | 4.14 |
| 155111 | 4/20/2023 | GRAINGER | PARKS: LOCKSET | 207.34 |
| 155112 | 4/20/2023 | EVERETT HAMBLY IV | VISION REIMB 4/03- FY 22-23 | 125 |
| 155113 | 4/20/2023 | VISUAL EDGE, INC. | CS DEPT: 04/01-06/30/23 | 339.88 |
| 155114 | 4/20/2023 | IMPACT RIVERSIDE COUNTY | 2023 SPONSORSHIP INNOVATION MONTH | 1,000.00 |
| 155115 | 4/20/2023 | INLAND LIGHTING SUPPLIES, INC. | PARKS: LED FLOOD/LIGHT BULBS | 1,411.15 |
| 155116 | 4/20/2023 | MASTERCRAFT HOME IMPROVE INC. | CITY HALL: INSTALL STEEL HANDRAIL | 3,990.00 |
| 155117 | 4/20/2023 | J&R CONCRETE PRODUCTS, INC. | PARKS: METER BOX | 117.18 |
| 155118 | 4/20/2023 | JOLLY JUMPS | HEALTH FAIR KIDS CORNER SUPPLY 4/22/23 | 2,285.00 |
| 155119 | 4/20/2023 | LEGENDS PRODUCTION | 5 DE MAYO FESTIVAL: SELENA TRIBUTE MAY 6TH | 5,000.00 |
| 155120 | 4/20/2023 | SOUTH COAST LIGHTING & DESIGN | BASE COVERS DECORATIVE | 6,197.78 |
| 155121 | 4/20/2023 | ARMANDO MARTINEZ | ADU REFUND: PLN22-05062 | 108.45 |
| 155122 | 4/20/2023 | CLARA E. MIRAMONTES | VISION REIMB 03/30 & 04/06 FY22-23 | 753.23 |
| 155123 | 4/20/2023 | MICHAEL MORALES | REIMB DEPT LUNCH MEETING 03/29/23 | 229.03 |
| 155124 | 4/20/2023 | SERGIO ORTIZ | RED HELMET TRAINING MILEAGE 03/03-03/24/23 | 429.16 |
| 155125 | 4/20/2023 | OTIS ELEVATOR COMPANY | BOB GLASS GYM: ELEVATOR MAINT | 293.79 |
| 155126 | 4/20/2023 | P&P UNIFORMS RIV | CODE ENFOR: UNIFORM ALTERATIONS & EMBROIDERY | 367.4 |
| 155127 | 4/20/2023 | DANIEL PADILLA | RED HELMET TRAINING MILEAGE 03/03-03/24/23 | 504.35 |
| 155128 | 4/20/2023 | ANDREW PETERS | VISION REIMB 03/27 FY 22-23 | 509 |
| 155129 | 4/20/2023 | PURCHASE POWER | ACCT: 8000-9000-1120-4611 MTR REFILL 6009908 | 209 |
| 155130 | 4/20/2023 | ARCENIO RAMIREZ | SR CENTER MEETING 3/14-3/15/23 | 69.75 |
| 155131 | 4/20/2023 | RECYCLE AWAY, LLC | LITTER REMOVAL PROGRAM- RECYCLING CONTAINER | 4,615.97 |

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| 155132 | 4/20/2023 | RIVERSIDE COUNTY CLERK | CODE: NOV 2022 RECORDS | 148 |
| 155133 | 4/20/2023 | RIVERSIDE COUNTY SHERIFF'S DEPT | EXTRADUTY: COUNCIL MEETING 09/27-10/25/22 | 760.22 |
| 155134 | 4/20/2023 | ROAD SOUP OF CALIFORNIA, LLC | (200) 50LBS PREMIUM ASPHALT REPAIR BAG | 4,532.50 |
| 155135 | 4/20/2023 | SAFETY-KLEEN SYSTEMS, INC. | CITY YARD: PARTS WASHER SVC | 319.8 |
| 155136 | 4/20/2023 | SC FUELS | FUEL: WILL CALL | 405.77 |
| 155137 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8011110626 01/26-02/23/23 | 21.91 |
| 155138 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8011073367 01/27-02/26/23 | 136.81 |
| 155139 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8010998172 02/15-03/16/23 | 229.26 |
| 155140 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8011092650 01/27-02/26/23 | 430.73 |
| 155141 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8010999954 02/15-03/16/23 | 1,459.49 |
| 155142 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 8011100393 01/24-02/21/23 | 2,989.07 |
| 155143 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | 700120051486 NOV-FEB 2023 | 5,604.67 |
| 155144 | 4/20/2023 | SOUTHERN CALIFORNIA EDISON | SERVICE: PERRIS BLVD/SAN JACINTO 3503005 | 4,736.55 |
| 155145 | 4/20/2023 | STATE OF CALIFORNIA | SMI & SEISMIC HAZ MAP FEE 2ND & 3RD QTR FY 22-23 | 24,030.63 |
| 155146 | 4/20/2023 | SUNSET GRAPHICS | CITY LOGO POLOS, JACKETS | 2,383.80 |
| 155147 | 4/20/2023 | SUNSTATE EQUIPMENT CO | EQUIPMENT RENTAL: BARRICADE | 1,286.88 |
| 155148 | 4/20/2023 | UNIFIRST CORPORATION | PW & PARKS UNIFORM MAINT | 634.47 |
| 155149 | 4/20/2023 | UNIFIRST FIRST AID CORP | FIRST AID KIT SUPPLIES | 92.59 |
| 155150 | 4/20/2023 | MICHAEL G. VARGO | VISION REIMB 04/08 FY 22-23 | 766.43 |
| 155151 | 4/20/2023 | VERIZON WIRELESS | MAIN ACCT 03/14-4/13/23 & CITY IPADS, PARKS CAMERAS | 18,071.63 |
| 155152 | 4/20/2023 | WhenToWork, INC. | CS DEPT: SOFTWARE SUBSCRIPTION ONLINE SCHEDULE | 360 |
| 155153 | 4/20/2023 | XANDER BICYCLE CORP | HEALTH FAIR RAFFLE PRIZES | 1,513.92 |
| 155154 | 4/26/2023 | ALESHIRE & WYNDER, LLP | LEGAL SERVICES FEB 2023 | 130,787.49 |
| 155155 | 4/26/2023 | AMERICAN FORENSIC NURSES LLC | BLOOD DRAWS/SUSPECT KIT/URINE | 200.55 |
| 155156 | 4/26/2023 | ATWORK FRANCHISE, INC. | TEMP STAFF SERVICES | 25,384.73 |
| 155157 | 4/26/2023 | AUTOMATED GATE SERVICES, INC | (20) LM-811LM LIFTMASTER 1-BUTTON | 540 |
| 155158 | 4/26/2023 | BILL & DAVE'S LDSC MAINTENANCE | LANDSCAPE MAINTENANCE | 5,504.47 |
| 155159 | 4/26/2023 | CAMERON WELDING SUPPLY | PACKAGED GASES FOR WELDING PURPOSE | 77.7 |

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| 155160 | 4/26/2023 | CREATIVE PRINTING | BUSINESS CARDS, MAILING LABELS,HEALTH FAIR PRINTING | 955.95 |
| 155161 | 4/26/2023 | DENNIS GRUBB & ASSOCIATES | DEV REVIEW: PLN23-05027 | 575 |
| 155162 | 4/26/2023 | DENNIS GRUBB & ASSOCIATES | PLAN CHECK SVCS & DEV REVIEW | 7,865.00 |
| 155163 | 4/26/2023 | ANNA NICOLE GUTIERREZ | BALLET INSTRUCTOR 03/28-04/20/23 | 800 |
| 155164 | 4/26/2023 | HM CONSULTANTS, LLC | PLAN CHECK SVC- GP22-0551 | 25,803.60 |
| 155165 | 4/26/2023 | HOME DEPOT CREDIT SERVICES | ELECTRICAL WORK SUPPLIES; TOOLS | 3,369.55 |
| 155166 | 4/26/2023 | INTERWEST CONSULTING GROUP, INC. | PLAN CHECK SVCS AUG-NOV 2022 - SEE DETAILED LIST | 156,561.74 |
| 155167 | 4/26/2023 | LA GARE CAFE | CODE ENFORCEMENT: CATERING 01/26/23 | 136.81 |
| 155168 | 4/26/2023 | LEILANI CONSTRUCTION INC. | 1015 S G ST: SHOP OFFICE WALL DEMO TO INSTALL DOO | 26,000.00 |
| 155169 | 4/26/2023 | LYONS SECURITY SERVICE INC. | VEHICLE PATRL:DAY/NIGHT MAR 23 CITY HALL SEC OFFICER | 39,167.21 |
| 155170 | 4/26/2023 | MAMCO INC. | PLACENTIA AVE WIDENING APP#10 03/02/23 | 83,925.32 |
| 155171 | 4/26/2023 | EMMANUEL MARQUEZ | VISION REIMB 04/08-04/13 FY 22-23 | 647.05 |
| 155172 | 4/26/2023 | DAVID OSORIO | MARIACHI INSTRUCTOR 03/01-03/31/23 | 1,375.00 |
| 155173 | 4/26/2023 | SALVADOR OSORIO | MARIACHI INSTRUCTOR 03/01-03/31/23 | 1,375.00 |
| 155174 | 4/26/2023 | JIM FORBES VOICE, INC. | ANNEXATION OF DPR 20-00017; CDBG EXPENDITURES | 1,498.31 |
| 155175 | 4/26/2023 | PINEDA GENERAL CONSTRUCTION | EL NIDO/NUEVO RD; SIDEWALK REPAIR | 4,125.00 |
| 155176 | 4/26/2023 | RK ENGINEERING GROUP INC | WILSON AVE:GUARDRAIL & ST SIGNING;TRAFFIC CALMING | 7,641.00 |
| 155177 | 4/26/2023 | ROMO PIPELINE | 2 IN WTR SVC: PERRIS BLVD, 1ST & 2ND ST; SAN JACIN AVE | 47,700.00 |
| 155178 | 4/26/2023 | SUNSET GRAPHICS | HEALTH FAIR FUN RUN SHIRTS | 2,903.63 |
| 155179 | 4/26/2023 | TalentZok | TEMP STAFF SERVICES | 9,128.00 |
| 155180 | 4/26/2023 | TEAMSTERS LOCAL 911 | UNION DUES APRIL 2023 | 4,474.00 |
| 155181 | 4/26/2023 | ANGELIC TREJO | SR CENTER: TEAM MEETING DRINKS | 61.85 |
| 155182 | 4/27/2023 | 4ALLPROMOS | HEALTH FAIR LIVEWELL GIVEAWAYS | 617.98 |
| 155183 | 4/27/2023 | 4IMPRINT, INC. | HEALTH FAIR: PROMOTIONAL DRAWSTRING SPORTPACK | 408.95 |
| 155184 | 4/27/2023 | ACTION SURVEYS, INC. | REALIGNED NUEVO RD & APN 311050002; RAISING CANES | 9,378.00 |
| 155185 | 4/27/2023 | ACTIVE IMPRESSIONS | HEALTH FAIR BANNER | 123.91 |
| 155186 | 4/27/2023 | ADAME LANDSCAPE, INC. | LANDSCAPE MAINT MARCH 2023 | 18,748.45 |
| 155187 | 4/27/2023 | AMAZON CAPITAL SERVICES | LISTOS GRANT FUND:EMERGENCY SUPPL; OFFICE SUPPLIE | 13,795.93 |

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| 155188 | 4/27/2023 | AMERICAN DYNAMIC SERVICES, INC | FIRE STATION 101 QTRLY MONITORING APR-JUN 2023 | 135 |
| 155189 | 4/27/2023 | ANDERSON ELECTRIC | ELECTRICAL REPAIRS: VARIOUS DEPTS | 10,262.00 |
| 155190 | 4/27/2023 | BRITTNEY SEGEDY | SAND IN THE PARKS | 114.22 |
| 155191 | 4/27/2023 | AUTO ZONE COMMERCIAL | STREETS HITCH PART | 13.35 |
| 155192 | 4/27/2023 | BIO-TOX LABORATORIES | BLOOD DRAWS | 2,423.99 |
| 155193 | 4/27/2023 | BMW MANAGEMENT | SENIOR PROM CATERING BALANCE DUE 05/19/23 | 1,236.42 |
| 155194 | 4/27/2023 | BMW MOTORCYCLES OF RIVERSIDE | 2020 R1250RTP; TIRE/BRAKE SERVICE | 439.29 |
| 155195 | 4/27/2023 | C.S. LEGACY CONSTRUCTION, INC. | D STREET PRJCT APP 03/01-03/31/23 | 31,701.44 |
| 155196 | 4/27/2023 | CALOLYMPIC SAFETY | ORANGE SAFETY VESTS | 1,158.03 |
| 155197 | 4/27/2023 | CINTAS | SUPPLIES FOR FACILITY MAINTENANCE | 1,093.34 |
| 155198 | 4/27/2023 | CINTAS | CODE: 1ST AID JIT SUPPLIES & EMERGENCY MEDICAL KIT | 988.73 |
| 155199 | 4/27/2023 | CITI CARDS | HOUSING/FIRE/WTR INTERNET/ANIMAL CTRL/HEALTH FAIR | 8,918.63 |
| 155200 | 4/27/2023 | COAST RECREATION INC | LIBERTY PARK | 294.72 |
| 155201 | 4/27/2023 | CORE & MAIN LP | PARKS: PVC, PLUG, ETC | 514.67 |
| 155202 | 4/27/2023 | CORPORATE PAYMENT SYSTEMS | ICSC TRAVEL/LOCKSMITH/PRINTER/EXCON/PER DIEM CONF | 6,973.70 |
| 155203 | 4/27/2023 | CORPORATE PAYMENT SYSTEMS | REFRIGERATOR/CONF/ADOBE/PARKS SUMMIT/HEALTH FAIR | 7,403.49 |
| 155204 | 4/27/2023 | CORPORATE PAYMENT SYSTEMS | PW TRAINING/SOFTWARE/CODE/CHILDHOOD/CPRS CONF | 16,243.94 |
| 155205 | 4/27/2023 | DAN'S FEED AND SEED INC. | PARKS; SINGLE CUT KEY (SEVERAL) | 7.78 |
| 155206 | 4/27/2023 | DATA TICKET, INC. | DAILY CITATION PROCESSING MARCH 2023 | 8.81 |
| 155207 | 4/27/2023 | DAVID WHEELER'S PEST CONTROL | PARKS: SQUIRREL, GOPHER, FIRE ANT CONTROL 04/2023 | 3,300.00 |
| 155208 | 4/27/2023 | DIVERSIFIED DISTRIBUTION | (1) INTERSTATE MTP 78 BATTERY | 150.84 |
| 155209 | 4/27/2023 | DUTALE, INC. DBA MCS | 11 S D ST: RELOCATE SERVER | 8,978.76 |
| 155210 | 4/27/2023 | EASTERN MUNICIPAL WATER DISTRICT | SEWER NORTH PERRIS (ESTIMATED) INV 2941559 | 176,840.02 |
| 155211 | 4/27/2023 | EASTERN MUNICIPAL WATER DISTRICT | BENEFIT ZONE ACCOUNTS 03/23/23 | 7,637.63 |
| 155212 | 4/27/2023 | EASTERN MUNICIPAL WATER DISTRICT | PARKS: GOETZ, LINEAR, MORGAN, BOB LONG SEWER | 1,180.93 |
| 155213 | 4/27/2023 | EASTERN MUNICIPAL WATER DISTRICT | HARLEY KNOX & AVALON PKWY 03/23/23 | 82.39 |
| 155214 | 4/27/2023 | EASTERN MUNICIPAL WATER DISTRICT | GOETZ RD & A ST 03/20/23 | 7,516.37 |
| 155215 | 4/27/2023 | EWING IRRIGATION PRODUCTS, INC. | FRANK EATON PARK & MORGAN PARK | 2,260.73 |

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| 155216 | 4/27/2023 | EXPERIAN | CREDIT CHECKS 02/27-03/30/23 | 55.76 |
| 155217 | 4/27/2023 | FAIR HOUSING - RIVERSIDE COUNTY | LANDLORD/TENANTS PRGRM SVCS MARCH 2023 | 2,407.42 |
| 155218 | 4/27/2023 | FEDERAL EXPRESS CORP | 04/11/23 & 04/14-04/18/23 | 183.99 |
| 155219 | 4/27/2023 | TISHANI FINNIKIN | WATER REFUND- ACTIVE ACCOUNT 03660-05 | 800 |
| 155220 | 4/27/2023 | FRANCHISE TAX BOARD | ANGELIC TREJO ACCT JK-328-0713 | 267 |
| 155221 | 4/27/2023 | FRONTIER | HARLEY KNOX 943-6743 4/11-5/10/23 | 80.82 |
| 155222 | 4/27/2023 | FUN EXPRESS, LLC | HEALTH FAIR: KIDS CORNER SUPPLY | 88.28 |
| 155223 | 4/27/2023 | GCAP SERVICES, INC. | PVSD CHANNEL TR PH2 | 482.5 |
| 155224 | 4/27/2023 | GORM, INC. | PARKS:ROLL LINERS & JANITORIAL SUPPLIES | 1,339.67 |
| 155225 | 4/27/2023 | GUARANTEED JANITORIAL SERVICE, | JANITORIAL SERVICES: PARKS MARCH 2023 | 10,687.56 |
| 155226 | 4/27/2023 | HIDDEN EYE SECURITY / H.E.S. | CITY HALL: FIRE SYSTEM MONITORING | 273 |
| 155227 | 4/27/2023 | HLP, INC. | CHAMELEON SOFTWARE FOR ANIMAL CONTROL | 21.7 |
| 155228 | 4/27/2023 | VISUAL EDGE, INC. | CS DEPT 04/01-04/30/23 & PUBLIC HEALTH 03/01-03/31 | 184.75 |
| 155229 | 4/27/2023 | IMPERIAL SPRINKLER SUPPLY | MORGAN PARK & FRANK EATON PARK | 1,676.46 |
| 155230 | 4/27/2023 | IMPRENTA | SPORTS UNIFORMS: T-SHIRTS SCREENING PRINT | 2,088.00 |
| 155231 | 4/27/2023 | INFRAMARK LLC | OPERATIONS/MAINT FEB 2023 & BILLABLES FEB 2023 | 105,751.34 |
| 155232 | 4/27/2023 | INLAND DESERT SECURITY & COMM | ANSWERING SERVICE 04/01-04/30/23 | 598 |
| 155233 | 4/27/2023 | INLAND LIGHTING SUPPLIES, INC. | CITY HALL/COUNCIL CHAMBERS/CS | 429.92 |
| 155234 | 4/27/2023 | INLAND ROAD SERVICE & TIRE | DELIVERY OF NEW TIRES (8) 255/70R17 | 2,686.11 |
| 155235 | 4/27/2023 | INTELLIGENT LIGHTING SYSTEMS, INC. | PEDESTRIAN CROSSING PHOTOMETRIC | 1,950.00 |
| 155236 | 4/27/2023 | IRON MOUNTAIN | FINANCE: STORAGE SERVICE | 1,064.45 |
| 155237 | 4/27/2023 | JESUS DURAN | UB: WATER DEPOSIT CREDIT REFUND | 19.79 |
| 155238 | 4/27/2023 | KOSMONT COMPANIES | AQUATIC LAND ANALYSIS | 1,424.80 |
| 155239 | 4/27/2023 | LAWN TECH | PARKS: LAWN MOWER & CREW EQUIPMENT | 3,262.44 |
| 155240 | 4/27/2023 | LOR GEOTECHNICAL GROUP INC | PLACENTIA AVE WIDENING & SKILLS CENTER | 5,271.00 |
| 155241 | 4/27/2023 | MANPOWER TEMP SERVICES, INC | PARKS TEMP STAFF W/E 2/19 | 2,158.48 |
| 155242 | 4/27/2023 | MANPOWER TEMP SERVICES, INC | TEMP STAFF SERVICES | 15,726.52 |
| 155243 | 4/27/2023 | MBC MATTRESS CO., INC | FIRE STATION 101 (8) MATTRESS | 4,762.46 |

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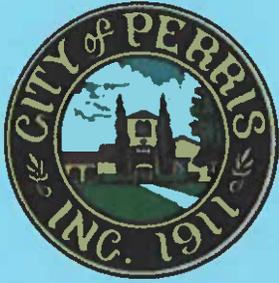
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|--------------|-------------|------------------------------------|---|---------------|
| 155244 | 4/27/2023 | NUTRIEN AG SOLUTION, INC. | TURF TRAX BLUE 2X2 5G | 288.21 |
| 155245 | 4/27/2023 | OAKTREE ENGRAVING AND MONUMENTS | RETENTION PMT MOTHER LANGUAGE F061 | 10,143.57 |
| 155246 | 4/27/2023 | P&P UNIFORMS RIV | SHERIFF: POLO SHIRTS & UNIFORMS | 1,758.12 |
| 155247 | 4/27/2023 | PALACIOS LAW OFFICE | ANIMAL CONTROL HEARING | 566.25 |
| 155248 | 4/27/2023 | PERRIS ANIMAL HOSPITAL | DEA REGISTRATION FEE | 1,188.00 |
| 155249 | 4/27/2023 | PROPAC INC. | PRO- 2 KIT CUSTOM CERT KIT | 2,982.70 |
| 155250 | 4/27/2023 | PUBLIC ENTITY RISK MANAGEMENT | WORKERS COMP Q4 FY 22-23 | 133,562.75 |
| 155251 | 4/27/2023 | COUNTY OF RIVERSIDE | SHERIFF: PUBLIC SAFETY FULL TIME | 932.04 |
| 155252 | 4/27/2023 | COUNTY OF RIVERSIDE | FLEET FOR FEBRUARY FY 23 | 111.68 |
| 155253 | 4/27/2023 | ARCENIO RAMIREZ | PARKS: LUNCH MEETING 4/13/23 | 81.73 |
| 155254 | 4/27/2023 | RHA LANDSCAPE ARCHS-PLANNERS, INC. | COPPER CREEK PARK 12/26-1/25/23 & CIVIC CNTR | 25,681.38 |
| 155255 | 4/27/2023 | RIVERSIDE COUNTY SHERIFF'S DEPT | EXTRA DUTY: EXPLORERS 10/01-11/02/22 & 1/24-2/22/23 | 15,917.04 |
| 155256 | 4/27/2023 | COUNTY OF RIVERSIDE-COMM HEALT | ANIMAL CONTROL: LAB BILLING DEC 2022 | 50 |
| 155257 | 4/27/2023 | ROAD SOUP OF CALIFORNIA, LLC | (150) 50 LB PREMIUM ASPHALT REPAIR BAG | 3,399.38 |
| 155258 | 4/27/2023 | ROGERS ANDERSON MALODY & SCOTT LLP | PROFESSIONAL SVCS: STATE CONTROLLER REPORTS | 5,000.00 |
| 155259 | 4/27/2023 | ROW TRAFFIC SAFETY, INC | VARIOUS SIGNS & HARDWARE | 15,989.15 |
| 155260 | 4/27/2023 | SC FUELS | FUEL | 9,947.20 |
| 155261 | 4/27/2023 | SC FUELS | FUEL | 221.97 |
| 155262 | 4/27/2023 | SHRED-IT C/O STERICYCLE, INC. | SHREDDING SVCS MARCH 2023 | 531.15 |
| 155263 | 4/27/2023 | SIGNIFICA DESIGN | CITY NEWSLETTER SUMMER 2023 | 5,455.00 |
| 155264 | 4/27/2023 | SOUTH COAST COPY SYSTEMS | RENTAL: WXC05699 05/06-06/05/23 | 555.71 |
| 155265 | 4/27/2023 | OCML, INC. | TREE LIGHTING CEREMONY; STAGE | 9,600.11 |
| 155266 | 4/27/2023 | SYNTECH | NETWORK/SERVER SUPPORT 04/01-4/30/23 | 3,199.00 |
| 155267 | 4/27/2023 | THE CODE GROUP, INC | PLAN CHECK SVCS 01/29-02/25/23 | 3,834.95 |
| 155268 | 4/27/2023 | SPECTRUM BUSINESS | PW CABLE 04/11-05/10/23 & 11 S D ST | 262.11 |
| 155269 | 4/27/2023 | TLC ANIMAL REMOVAL SERVICES | ANIMAL REMOVAL SVCS FEB 2023 | 1,000.00 |
| 155270 | 4/27/2023 | COUNTY OF RIVERSIDE | PERRIS BLVD & PLACENTIA AVE | 4,641.09 |
| 155271 | 4/27/2023 | TYLER TECHNOLOGIES, INC. | UB IMPLEMENTATION MARCH 30 2023 | 4,800.00 |

**CITY OF PERRIS
CHECK REGISTER
April 30, 2023**

| CHECK | DATE | VENDOR | DESCRIPTION | AMOUNT |
|--------------|-------------|------------------------------|---|----------------------------|
| 155272 | 4/27/2023 | UNIFIRST CORPORATION | PARKS: UNIFORM MAINTENANCE & MATS SVC | 640.25 |
| 155273 | 4/27/2023 | VERIZON WIRELESS | PLATE READERS ACCT MARCH 14-APRIL 13 2023 | 570.15 |
| 155274 | 4/27/2023 | WESTERN EXTERMINATOR COMPANY | 11 S D ST PEST CONTROL MAINT | 89.6 |
| | | | | <u>3,921,338.96</u> |

| CHECK | VENDOR | PROJECT DESCRIPTION | AMOUNT |
|--------|-----------|--|------------|
| 154861 | Interwest | CUP 22-05055 Old Nuevo Road | \$52.50 |
| 154861 | Interwest | CUP22-05292 27278 Ehanac Rd and Trumble Rd | \$105.00 |
| 154861 | Interwest | DPR 21-00005 Patterson Ave and Nance St. | \$105.00 |
| 154861 | Interwest | DPR 21-00013 Ramona Expressway & Nevada Ave. & Webster Ave | \$105.00 |
| 154861 | Interwest | DPR 22-00002 Mapes Rd. and Goetz Rd. | \$393.75 |
| 154861 | Interwest | DPR22-00015 Nance Street w/of Redlands | \$52.50 |
| 154861 | Interwest | DPR22-00028 Ramona Ekpressway & Nevada Ave | \$315.00 |
| 154861 | Interwest | DPR22-00030 N/W corner Ehanac Rd. & Trumble Rd. | \$105.00 |
| 154861 | Interwest | DPR22-00031 Perris Blvd & Harley Knox March Plaza Business Park | \$210.00 |
| 154861 | Interwest | LMD 12730007391 General Assignments | \$840.00 |
| 154861 | Interwest | MJMOD22-05265 SW corner Mapes Rd and Goetz Rd. | \$105.00 |
| 154861 | Interwest | MJMOD22-05333 Markham and Webster | \$157.50 |
| 154861 | Interwest | MSFR22-05307 8th Street | \$52.50 |
| 154861 | Interwest | PLN 17-05175 - Avalina Homes Lots k, m, n, p, & trail | \$157.50 |
| 154861 | Interwest | PLN 19-05171 Patterson & California | \$105.00 |
| 154861 | Interwest | PLN 19-05182 - Barrett Appartments Perris Blvd. | \$210.00 |
| 154861 | Interwest | PLN 19-05186 - March Plaza Harley Knox & Perris Blvd. | \$525.00 |
| 154861 | Interwest | PLN 20-05100 114 E. Markham Between Perris and Redlands | \$105.00 |
| 154861 | Interwest | PLN 21-05242 N/E corner of Redlands and Rider | \$367.50 |
| 154861 | Interwest | PLN 22-05337 - Indian Hills Circle, 4th Street, & Navajo Rd 22-05337 | \$708.75 |
| 154861 | Interwest | PLN19-05171 Patterson and California Canyon Steel | \$52.50 |
| 154861 | Interwest | PLN21-05253 First Industrial Rider S/E corner of Redlands and Rider | \$210.00 |
| 154861 | Interwest | PLN22-05124 Green Valley TFM38410 Ehanac, Goetz and Elm | \$52.50 |
| 154861 | Interwest | PLN22-05132 Tract 36647 Stratford Ranch | \$105.00 |
| 154861 | Interwest | PLN22-05216 S/W corner of Perris Blvd and Morgan Street | \$105.00 |
| 154861 | Interwest | PLN22-05220 Tract 31659 Citrus Ave & Evans Rd. | \$236.25 |
| 154861 | Interwest | PLN22-05227 Tract Evans Rd & Nuevo Rd. | \$183.75 |
| 154861 | Interwest | PLN22-05228 Tract 32041-1 Citrus Ave & Dunlap Drive | \$183.75 |
| 154861 | Interwest | PLN22-05237 Redlands and Ellis Home Depot median | \$131.25 |
| 154861 | Interwest | PLN22-05238 Redlands and Ellis Home Depot | \$131.25 |
| 154861 | Interwest | PLN22-05308 Ramona Expressway, Indian, & Perris | \$105.00 |
| 154861 | Interwest | PLN22-05336 SE corner Nuevo Ave and Murrieta Rd. | \$367.50 |
| 154861 | Interwest | PLN22-05353 S/E corner Harley Knox Blvd and Indian Ave. | \$551.25 |
| 154861 | Interwest | PR22-05304 Indian Ave | \$52.50 |
| 154861 | Interwest | PR22-05309 Indian Ave | \$52.50 |
| 154861 | Interwest | PR22-05320 Perris Blvd & Orange Ave Habit Burger Grill | \$52.50 |
| 154861 | Interwest | PR22-05337 S/E Corner of Redlands and San Jacinto | \$52.50 |
| 154861 | Interwest | PR22-05344 Patterson S. of Markham (Basin) | \$52.50 |
| 154861 | Interwest | PR22-05350 Ehanac Rd, Trumble Rd, and Encantos Rd. | \$52.50 |
| 154861 | Interwest | RWUE 20-05169 Redlands and Rider (Rider #4). | \$420.00 |
| 154861 | Interwest | SPA22-05173 CUP22-05172 Markham St. | \$52.50 |
| 154861 | Interwest | SPA22-05349 May Ranch Specific Plan | \$420.00 |
| Total | | | \$8,400.00 |

| CHECK | VENDOR | PROJECT DESCRIPTION | AMOUNT |
|--------------|-----------|--|----------------------|
| 155166 | Interwest | DPR 22-00020 MARKET STREET | \$ 19,009.79 |
| 155166 | Interwest | TM - PRECISE GRADING PLAN CHECK | \$ 10,561.57 |
| 155166 | Interwest | IN-N-OUT BURGER CONSTRUCTION PROJECT | \$ 9,854.93 |
| 155166 | Interwest | ONSITE INSPECTION FEES (LOTS 16-31; 37-61 AND 73-75) GRADING PLANS | \$ 6,395.50 |
| 155166 | Interwest | O8-1251A MISCELLANEOUS ENCROACHMENT PERMITS PLAN REVIEW | \$ 1,260.00 |
| 155166 | Interwest | PERRIS BLVD; RAMONA EXPRESSWAY; RIDERS STR; AND EVANS STR | \$ 6,190.00 |
| 155166 | Interwest | PERRIS BLVD, RAMONA EXPRESSWAY, PERRIS LOGISTIC CTR; REDLANDS | \$ 5,935.00 |
| 155166 | Interwest | HAUL ROUTE PERMIT PROCESSING AND INSPECTION | \$ 7,627.50 |
| 155166 | Interwest | TRUCK TERMINAL PROPERTIES, 114 E. MARKHAM STR INSPECTION | \$ 46,152.45 |
| 155166 | Interwest | PERRIS BLVD; LAKE CREEK EAST IND; RIDERS STR AND EVANS STR | \$ 7,825.00 |
| 155166 | Interwest | PLACENTIA; RAMONA EXPRESSWAY; RIDERS STR; AND EVANS STR | \$ 11,645.00 |
| 155166 | Interwest | HARLEY KNOX; PLACENTIA; NEVADA AVE; RIDERS STR; AND EVANS STR | \$ 24,105.00 |
| TOTAL | | | \$ 156,561.74 |



CITY OF PERRIS

10.R.

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Financial Review relating to the proposed new industrial CFD No. 2022-2 (Perris Logistics Center). The CFD is intended to be developed into Perris North and Perris South. Perris North is located to the north of Ellis Ave. and east of Redlands Ave. and Perris South is located south of Mapes Rd. and east of South A St.

REQUESTED ACTION: That the City of Perris (the "City") adopt the following resolution:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DECLARING THAT THE PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS COMPLIES WITH THE DEBT ISSUANCE AND MANAGEMENT POLICY OF THE CITY OF PERRIS

CONTACT: Matthew Schenk, Director of Finance

BACKGROUND/DISCUSSION:

The City of Perris ("City") has received a formal request from IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center L.P., a Delaware limited partnership (collectively, "Property Owners"), who are wholly-owned subsidiaries of IDI Logistics, LLC, a Delaware limited liability company (the "Developer"), to initiate the formation of an industrial community facilities district ("CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California ("Act"). The City Council approved a resolution on April 12, 2022, approving and ordering the execution of a Deposit and Reimbursement Agreement with respect to the CFD. A formal CFD proposal package was submitted to the City on August 19, 2022. Moreover, on January 18, 2023, the City received a petition (including consent and waiver) from the Property Owners, to create a community facilities district for the development of approximately six industrial buildings and which authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for the CFD.

On January 10, 2023, the City Council approved the Amended Debt Issuance and Management Policy ("Policy"). The Policy sets certain standards and requirements for the formation of industrial CFDs.

The City has requested that Fieldman, Rolapp & Associates, Inc. ("Fieldman") conduct a review to confirm these requirements have been met. As a part of the review, City staff retained Eide Bailly, LLP to conduct a third-party examination and analysis of the Property Owners' financial statements.

Attached herein is the: (i) a Memorandum prepared by Kosmont Financial Services, on behalf of the Property Owners, (ii) a Memorandum prepared by Fieldman, and (iii) letter from Eide Bailly, LLP, all of which provide a financial review and analysis of the financing proposal for the proposed CFD and confirm that the relevant requirements of the Policy will be met.

Adopting the attached resolution is the first step to form the CFD. It is recommended that the City Council adopt the resolution to declare that the representations and information presented to the City complies with the standards and requirements of the Policy.

The City's financial team will continue to evaluate the Property Owners' financial plan and the project, including any portion of the project being sold, to ensure that all applicable requirements of the Policy are complied with in connection with the formation of the CFD and prior to any bond issuance.

BUDGET (or FISCAL) IMPACT: None.

Prepared by: Matthew Schenk, Director of Finance

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

Binder Containing all Documents on File with City Clerk and Made Part of the Record, including:

1. Vicinity Map
2. Resolution Declaring Compliance with Debt Policy
3. Memorandum prepared by Kosmont Financial Services
4. Memorandum prepared by Fieldman, Rolapp & Associates, Inc.
5. Letter from Eide Bailly, LLP
6. Landowner's Petition to form CFD

Consent: X

Public Hearing:

Business Item:

Presentation:

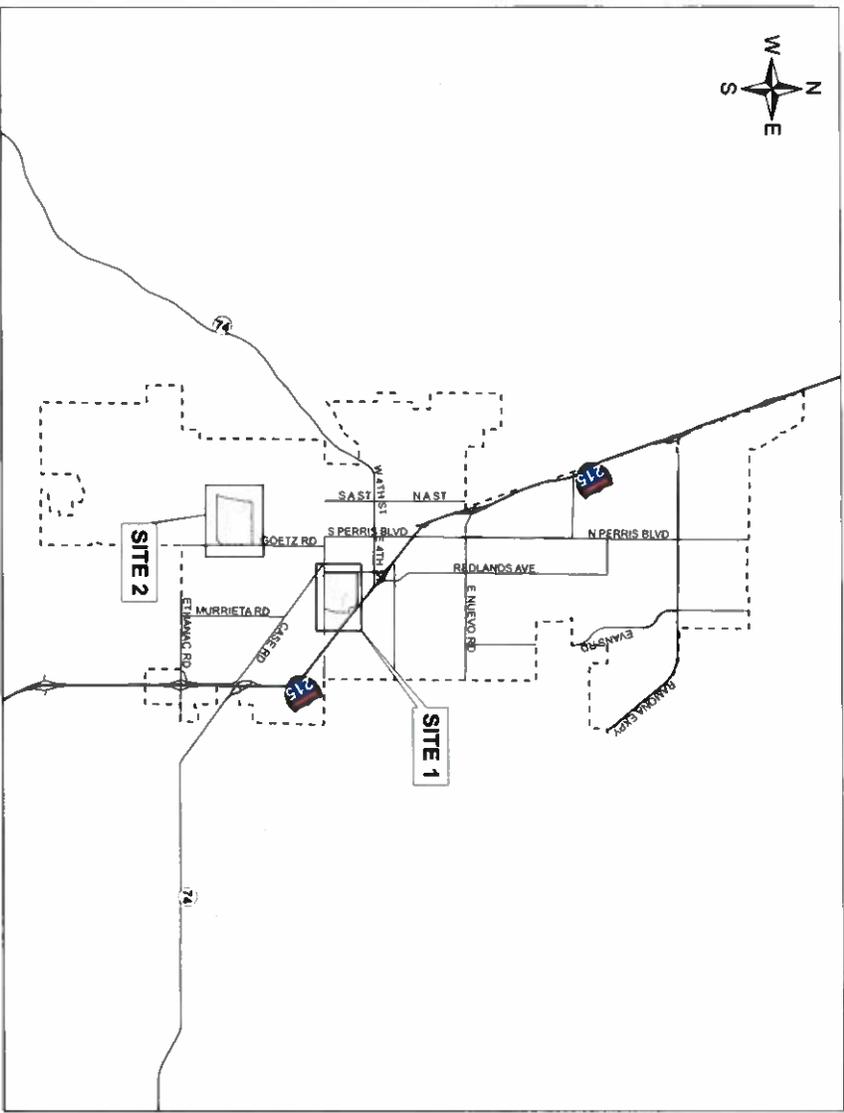
Other:

ATTACHMENT 1

Vicinity Map

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



Legend
 --- City of Perris Boundary

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 20__.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER), CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____ 20__ BY ITS RESOLUTION NO. _____.

CITY CLERK _____
 CITY OF PERRIS

FILED THIS _____ DAY OF _____ 20__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS (AT PAGE(S)) _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PETER ALDAMA, ASSESSOR-COUNTY CLERK-RECORDER

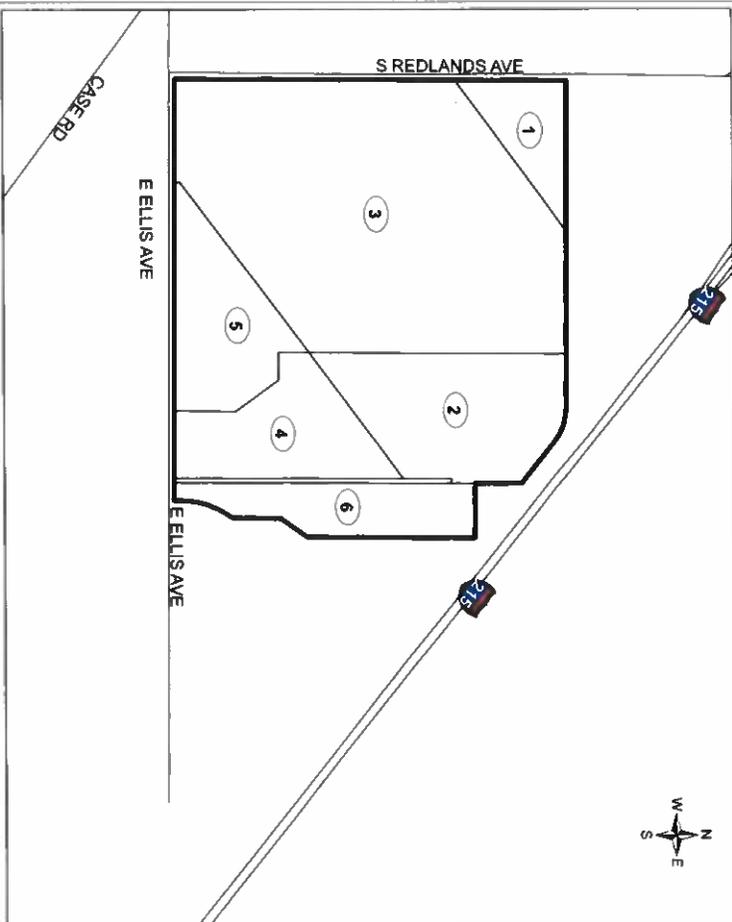
BY DEPUTY _____
 COUNTY RECORDER
 COUNTY OF RIVERSIDE
 STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

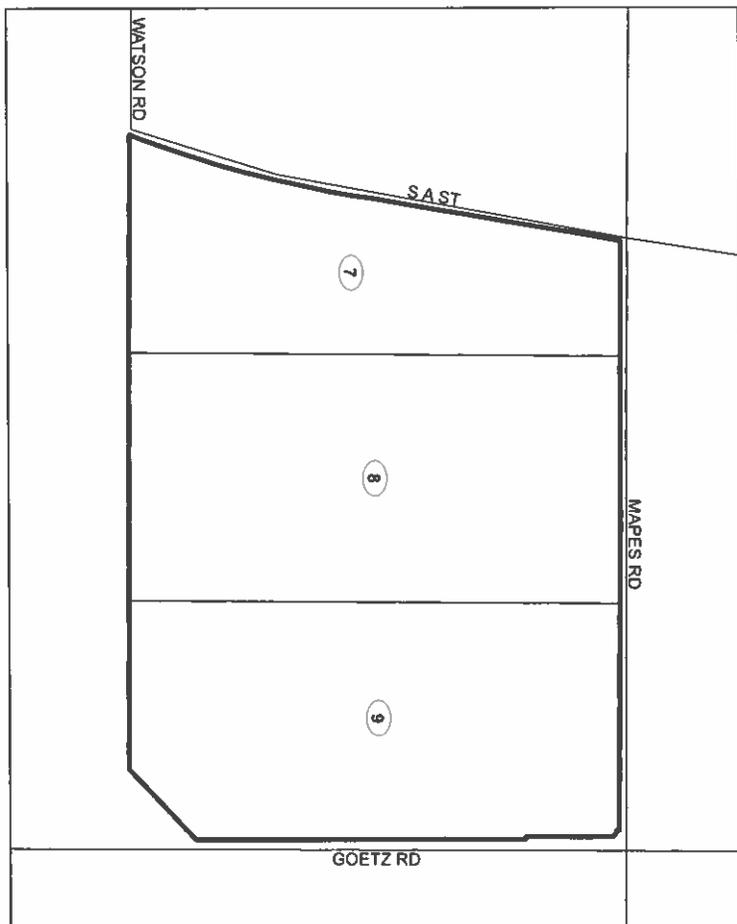
THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



SITE 1



SITE 2

| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER(S) |
|----------------------|-----------------------------|
| 1 | 310-170-006 |
| 2 | 310-170-009 |
| 3 | 310-170-010 |
| 4 | 310-170-011 |
| 5 | 310-170-012 |
| 6 | 310-220-057 |
| 7 | 330-120-002 |
| 8 | 330-120-003 |
| 9 | 330-120-015 |

ATTACHMENT 2

Resolution Declaring Compliance with Debt Policy

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS DECLARING THAT THE PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER) OF THE CITY OF PERRIS COMPLIES WITH THE DEBT ISSUANCE AND MANAGEMENT POLICY OF THE CITY OF PERRIS

WHEREAS, the City Council (the “Council”) of the City of Perris (the “City”) has received a petition (including consent and waiver) (the “Petition”) from IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center LP, a Delaware limited partnership (collectively, “Property Owners”), requesting the institution of proceedings for formation of a community facilities district, known as Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (the “District”), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California (the “Act”); and

WHEREAS, the project that will be located in the District will consist of the development of approximately six industrial buildings expected to total approximately 6,033,403 square feet, the first two of which are: (1) a 799,522 square feet build-to-suit building for a confidential user on approximately 55.1 acres, which is currently under construction and is anticipated to be complete by Q2 2023, and (2) a 1,000,000 square feet building that is estimated to commence construction in Q2 2023 and be completed by Q1 2025 (the “Project”); and

WHEREAS, on January 10, 2023, the Council adopted the Debt Issuance and Management Policy of the City (the “Policy”), which sets certain standards and requirements for the formation of industrial community facilities districts; and

WHEREAS, pursuant to Section 5(iv) of the Policy, the City may approve the formation of industrial community facilities districts if, among other things, it determines that such formation will comply with Sections 5(iv)(a)-(g) of the Policy which relate to industrial and commercial districts; and

WHEREAS, there has been presented to the City (i) a Memorandum prepared by Kosmont Financial Services dated August 19, 2022, on behalf of the Property Owners, (ii) a Memorandum prepared by the City’s municipal advisor, Fieldman Rolapp & Associates, dated September 27, 2022, and (iii) a letter from Eide Bailly, LLP, a third-party financial advisor, dated September 27, 2022 (collectively, “Memoranda”) which provide a financial review and analysis of the financing proposal for the proposed District and confirm that the relevant requirements of the Policy will be met; and

WHEREAS, pursuant to Section 5(iv)(a) of the Policy, there is a clearly articulated public purpose in forming a community facilities district to finance the Project, because (a) the Project and related public improvements will bring development and public benefit to the area in which the Project is located, which is a previously undeveloped area of the

City, (b) the Project will generate approximately \$2.4 million annually for the City's General Fund from taxes of all types which will assist in providing services for residents and businesses, and (c) the Project will generate construction jobs initially and permanent jobs from the ongoing operation of the Project; and

WHEREAS, pursuant to Section 5(iv)(b) of the Policy, the Project has been conditioned to build or dedicate significant public improvements in excess of \$7 Million, including but not limited to street improvements and related utility improvements along Case Road and the value of targeted public improvements to be funded in the District is approximately \$17 to \$18 million; and

WHEREAS, pursuant to Section 5(iv)(c) of the Policy, IDI Logistics, LLC, a privately-owned company ("IDI Logistics"), which controls the Property Owners, is experienced with industrial and/or commercial projects, including rental projects, as it is a national leader in the development and management of logistics real estate in the U.S. with an established track record of development and operation over its 30-year history. IDI Logistics has developed more than 100 world-class business parks and 750 warehouses totaling over 200 million square feet throughout North America; and

WHEREAS, pursuant to Section 5(iv)(c) of the Policy, IDI Logistics has provided evidence of its financial stability pursuant to the requested financial statements for review by the City, and the targeted public improvements will be funded entirely from IDI Logistics' balance sheet, i.e., 100% equity with no construction or permanent loans secured; and

WHEREAS, pursuant to Section 5(iv)(d) of the Policy, the City has carefully evaluated IDI Logistics' financial plan and ability to carry out the Project, including the payment of special taxes during build-out; and

WHEREAS, pursuant to Section 5(iv)(d) of the Policy, prior to formation of the District, IDI Logistics acknowledges that it will: (1) provide a description of the tenants under negotiation and forms of potential leases, with all potential tenants formally acknowledging the taxes and lien on the Property, (2) identify any other debt payable on the Project area, (3) provide their financials and the financials of potential tenants for the last three years, (4) provide a successful track record of warehousing/industrial and/or commercial development and ownership and management of similar projects, (5) provide information on at least three recent projects, any long-term projects, and any information on failed projects in the last 20 years, and (6) provide a financial guaranty or letter of credit in a form satisfactory to the City's Bond Counsel or City Attorney to secure payment of special taxes, if the City deems necessary; and

WHEREAS, the Memoranda demonstrate that IDI Logistics has not had financial stress or projects that have failed in the last twenty years; and

WHEREAS, currently, IDI Logistics is under contract to sell two parcels in the "Perris South" area of approximately 69 acres and 64 acres, with the sales estimated to close in mid to late 2023 and construction beginning as early as late 2023; and

WHEREAS, pursuant to Section 5(iv)(e) of the Policy, IDI Logistics (1) is willing to provide a letter of credit or other potential security at bond issuance, as may be required by the

City, (2) acknowledges that, prior to debt issuance, they will provide confirmation of the percentage of the Project that is leased or under contract for sale to users and evidence of lease term length and that the proposed majority tenants shall be well-known, credit-worthy companies, and (3) acknowledges that buildout of public improvements to be funded/reimbursed with the District proceeds will be substantially complete; and

WHEREAS, pursuant to Section 5(iv)(f) of the Policy, IDI Logistics has represented that it has deliberately chosen to pursue a total tax burden that is primarily limited by market considerations, meaning that total rent charges, other taxes and charges, and the proposed District special tax combined will still be competitively priced for similar industrial product in the region and will not be significantly burdensome on its tenants; and

WHEREAS, the City continues to evaluate IDI Logistics' financial plan and the Project, including any portion of the Project being sold, to ensure that all applicable requirements of the Policy are complied with in connection with the formation of the District and prior to any bond issuance; and

WHEREAS, the Council desires to adopt this resolution to declare that the representations and information contained in the Petition comply with the standards and requirements of the Policy.

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

Section 1. Based on the information presented herewith, each of the above recitals is true and correct and is adopted by the Council and incorporated herein.

Section 2. Pursuant to Section 5(iv) of the Policy, the Council hereby finds and determines that the provisions of Section 5(iv) of the Policy related to items required prior to formation have been met, to wit, the following: (a) there is a significant public purpose as the public improvements related to the Project are significant and necessary to provide services to develop a previously undeveloped or underdeveloped area of the City; (b) the Project is eligible for consideration as it exceeds \$7,000,000 of improvements to be funded; (c) IDI Logistics is experienced with industrial projects, including rental projects, and has provided evidence of experience and financial stability; (d) the City has evaluated IDI Logistics' credit quality, financial plan and ability to carry out the Project, including the payment of assessments and special taxes during build-out; (e) IDI Logistics is willing to provide a letter of credit or other potential security at bond issuance if the City deems necessary and appropriate; (f) IDI Logistics has certified that the total tax burden on its tenants will not be significantly burdensome on its tenants based on the rental charges, other taxes and charges due; and (g) IDI Logistics acknowledges that it must remain in compliance with all applicable provisions of the Policy related to the formation of the District and in connection with any bond issuance.

Section 3. This resolution shall take effect upon its adoption.

ADOPTED, SIGNED and **APPROVED** this 30th day of May, 2023.

MAYOR OF THE CITY OF PERRIS

Attest:

CITY CLERK OF THE CITY OF PERRIS

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution No. _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 30th day of May, 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

By: _____
City Clerk

ATTACHMENT 3

Memorandum Prepared by Kosmont Financial

On File in the City Clerk's Office

ATTACHMENT 4

Memorandum Prepared by Fieldman, Rolapp & Associates, Inc.

On File in the City Clerk's Office

ATTACHMENT 5

Third-Party Examination and Analysis of IDI Logistics Financial Statements



September 27, 2022

Ernie Reyna, CPA
Deputy City Manager
City of Perris
101 N. D Street
Perris, CA 92570

RE: Third party examination and analysis of IDI Logistics, LLC's financial statements

Dear Ernie:

In accordance with our engagement letter dated August 31, 2022, Eide Bailly LLP has performed certain limited procedures relative to the above-named project. Please take note of the procedures that we performed and the observations made based on our work.

Our procedures and observations are as follows:

- 1) We developed an examination framework that defines the analysis metrics and report contents.
- 2) We examined IDI Logistics, LLC's audited financial statements for calendar years ended 2019, 2020, and 2021.
- 3) We examined IDI Logistics, LLC's unaudited financial statements for calendar year-to-date 2022.
- 4) We analyzed IDI Logistics, LLC's audited and unaudited financial information pursuant to the established framework.

Examination Framework

Eide Bailly read the proposal letter from Kosmont Transactions Services (Kosmont) dated as of August 19, 2022. This letter addresses the specific requirements a developer must meet to be eligible for City support of the development of an industrial community facilities district (ICFD). Further, we read the City's debt policy that lays out those requirements addressed by Kosmont. We discussed the project with Fieldman Rolapp & Associates, Inc., the City's municipal advisor for this proposed ICFD, to gain an understanding of their objectives regarding our work.

Eide Bailly received audited financial statements directly from IDI Logistics, LLC for calendar years ending 2019, 2020 and 2021, together with unaudited financial statements through June 30, 2022. We examined this information for purposes of providing a third-party analysis of IDI Logistics, LLC's financial statements to the City. Using trends, key financial ratios, and our professional expertise, we analyzed the financial statements looking for anything that may give the City specific reason to support or not support the proposed ICFD. Our observations from that analysis are summarized below.

Observations from Financial Analysis

Eide Bailly examined and analyzed three and one-half years of financial data for IDI Logistics, LLC. Based on that analysis, the following observations are made in support of the developer's proposal to build the project:

Cash-Related Observations

- Cash balances have grown over the three- and one-half-year period of examination.
- Cash generated from operations each reporting period provides resources to financially support new ventures such as is being proposed in the City of Perris.
- The working capital ratio is less than 1.00 for all but one reporting period examined. This is due to much of IDI Logistics, LLC's debt being reported as a current liability. However, IDI Logistics, LLC has demonstrated the ability to access the capital market to refinance expiring debt or to generate new capital as needed for new ventures.

Debt-Related Observations

- Debt has grown in each reporting period, is consistent with the growth of the business, and corresponds to the addition of new enterprises which have enhanced operating cash generated in excess of operating expenditures.

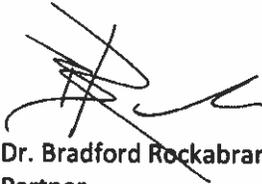
Equity-Related Observations

- The debt-to-equity ratio has remained generally consistent throughout the three- and one-half-year reporting period at less than 1.00. The growth in debt (noted above) has resulted in a commensurate amount of equity for IDI Logistics, LLC.
- Equity is more than \$1 billion greater on June 30, 2022 than it was at the beginning of the examination period. This represents a growth of approximately 69% over the three- and one-half-year period of examination.

Based on the limited procedures performed and the resulting observations, IDI Logistics, LLC has quantitatively demonstrated the operating capacity to fund, complete and operate the project as described in their proposal.

If you have any questions regarding our work or any other matters concerning the formation of Industrial Community Facilities Districts, please contact us at (909) 466-4410.

Respectfully,



Dr. Bradford Rockabrand, CPA
Partner

ATTACHMENT 6

Landowners Petition to Establish CFD

**PETITION TO CREATE A
COMMUNITY FACILITY DISTRICT
(INCLUDING CONSENT AND WAIVER)**

January 17, 2023

City Council of the
City of Perris
101 N. D Street
Perris, California 92570

Members of the City Council:

This letter shall serve as a formal petition (the "Petition") requesting that the City Council of the City of Perris (the "Council") institute proceedings pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5 of Part 1 of Division 2 of title 5 (commencing with Section 53311) of the California Government Code to create a new community facilities district. The undersigned landowners do hereby certify under penalty of perjury that the following statements are all true and correct:

1. This Petition is submitted by IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center LP, a Delaware limited partnership (collectively, the "Petitioners"), as the record owner of 100% of the area of land proposed to be included within the new community facilities district (the "Property"). The Property is identified in Exhibit A attached hereto and hereby made a part of this Petition.

2. The Petitioners have the power and authority to execute and deliver this Petition to the Council of the City of Perris (the "City") and to give the consent and waiver contained herein with respect to the community facilities district to be established under the Act and designated as "Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris" (the "District"), which such District will include the Property. Moreover, the Petitioners have taken all action necessary to cause this Petition to be executed and delivered on their behalf, and this Petition has been duly and validly executed and delivered on behalf of the Petitioners.

3. The Petitioners hereby certify that as of the date indicated opposite their signatures, the landowners listed herein are the owner collectively of all of the Property to be included in the District, which such boundary is further delineated in Exhibit A.

4. The Petitioners, pursuant to Section 53318 of the Act, hereby request that the proceedings be commenced (i) to establish the District for the purpose of financing public facilities and fees of the City described in Exhibit B hereto (the "Facilities") and the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District, (ii) to authorize the levy of special taxes within the District to finance the Facilities, (iii) to authorize the issuance of bonds of the District and (iv) to establish an appropriations limit for the District.

5. The Petitioners agree that it has reviewed the proposed Rate and Method of Apportionment of Special Tax for the District (the "RMA") attached hereto as Exhibit C and made a part hereof, which RMA is proposed to be used by the City to levy the special tax in the District to pay for the Facilities and other authorized purposes. The final RMA will be approved at the completion of all proceedings to form the District by the City under the Act.

6. The Petitioners hereby request that the special elections to be held under the Act to authorize the special taxes, to authorize the issuance of the bonds and to establish an appropriations limit for the District be consolidated into a single election.

7. In accordance with the provisions of the Act, and specifically Sections 53326(a) and 53327(b) thereof allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in a community facilities district and concurrence of the election official conducting the election, the Petitioners (i) expressly consent to the conduct of the special election at the earliest possible time following the adoption by the Council of a resolution of formation establishing the District and (ii) expressly waive any requirement to have the special election conducted within the time periods specified in Section 53326 of the Act or in the California Elections Code.

8. The Petitioners waive any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the Petitioners request that the results of said election be canvassed and reported to the Council at the same meeting of the Council as the public hearing on the formation of the District or the next available meeting.

9. The Petitioners expressly waive all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, as set forth in Section 53327 of the Act or required by the California Government Code or California Elections Code, and consent to not having such materials provided to the landowner in the ballot packet, and expressly waive any requirements as to the form of the ballot.

10. The Petitioners expressly waive all notice and ballot requirements relating to hearings and special elections, whether by posting, publishing or mailing, and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures.

11. The Petitioners represent and warrant that there are no registered voters residing on the Property and that they are the legal owner of the fee interest in one hundred percent (100%) of the Property proposed to be included in the District and that no other person or entity is the legal owner of all or any portion of the fee interest in any of such property. The Petitioners warrant that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, or liens of a similar nature.

12. The Petitioners represent and warrant that there is no outstanding debt on the Property.

13. The Petitioners represent and warrant that the execution of this Petition and the casting of ballots by the Petitioner at the property owner election for the formation of the District shall not constitute an event of default or delinquency under any existing financing documents entered into by Petitioners secured by the land owned by the Petitioners within the District, including any “due-on-encumbrance” clause.

14. The Petitioners represent and warrant that the entirety of the representations and information provided to the City in its Memorandum dated August 19, 2022, attached hereto as Exhibit D and incorporated herein by this reference, are true and correct. If the City deems necessary and appropriate, the Petitioners are prepared to provide a letter of credit or such other security required by the City related to the District and any future bonds issued by the District.

15. The Petitioners agree to cooperate with the City, its attorneys and consultants, and provide all information and disclosures reasonably required by the City disclosing the special tax to purchasers of property in the district that are subject to the special tax.

16. The Petitioners agree to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this Petition. The Petitioners further agree that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the District under the Act unless and until deemed filed by the City in its absolute discretion.

17. It is the Petitioners’ intention to proceed as quickly as possible with forming the District.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we hereunto set our hands this January 17, 2023.

IDIL Perris North 3, L.P.,
a Delaware limited partnership

By: Charlie McPhee
Name: Charlie McPhee
Title: SVP + Regional Director

IDIL Perris Fulfillment Center, LP,
a Delaware limited partnership

By: Charlie McPhee
Name: Charlie McPhee
Title: SVP + Regional Director

The formation encompasses the following property owned by the Petitioners:

Assessor's Parcel Number(s): 310-170-006; 310-170-007; 310-170-008; 310-220-050;
330-120-002; 330-120-003; 330-120-008

The address of the above owner for receiving notices is:

Attention: Charles McPhee
IDI Logistics, LLC
840 Apollo Street, Suite 343
El Segundo, CA 90245

18th FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PERRIS THIS
DAY OF JANUARY, 2023.

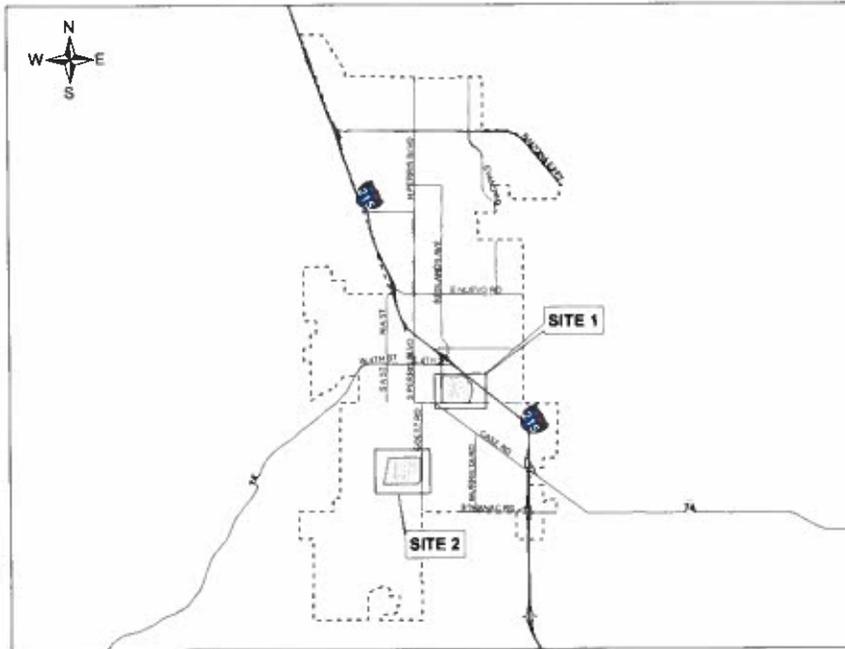
Judy L. Daugherty
for City Clerk

EXHIBIT A
PROPOSED BOUNDARY OF THE DISTRICT

[SEE ATTACHED]

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____ 20__
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER), CITY OF PERRIS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY
COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF, HELD ON
THE _____ DAY OF _____ 20__, BY ITS RESOLUTION
NO. _____

CITY CLERK
CITY OF PERRIS

FILED THIS _____ DAY OF _____ 20__, AT THE HOUR OF _____
O'CLOCK, _____ M IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS AT PAGE(S) _____ IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL
BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S
MAPS FOR THOSE PARCELS LISTED.
THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS
CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS

Legend
----- City of Perris Boundary

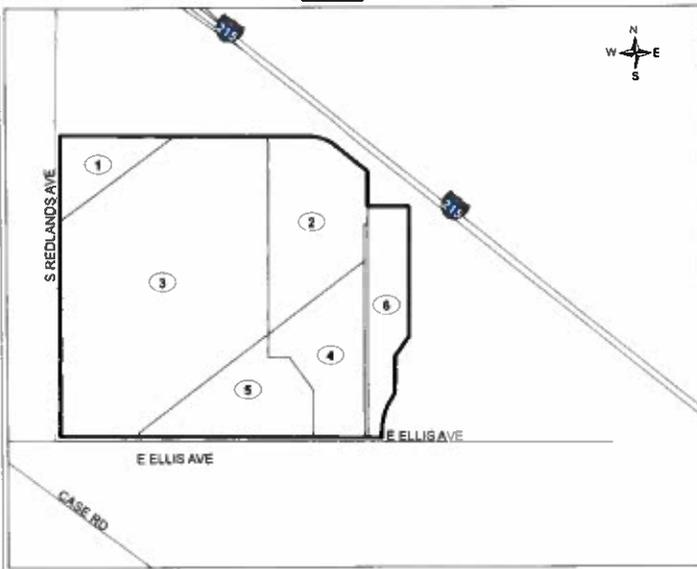
WILLDAN
Financial Services
27386 VIA INDUSTRIA, SUITE #200
TANECULA, CA 92590
(951) 587-3500

**MAP OF PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2022-2
(PERRIS LOGISTICS CENTER)**

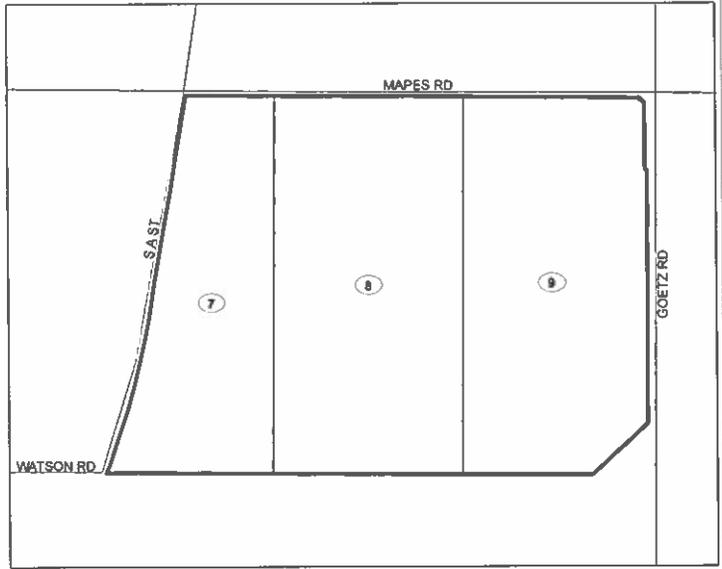
SHEET 2 OF 2

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

SITE 1



SITE 2



| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NUMBER(S) |
|----------------------|-----------------------------|
| 1 | 310-170-006 |
| 2 | 310-170-009 |
| 3 | 310-170-010 |
| 4 | 310-170-011 |
| 5 | 310-170-012 |
| 6 | 310-220-057 |
| 7 | 330-120-002 |
| 8 | 330-120-003 |
| 9 | 330-120-015 |

WILLDAN
Financial Services
27362 VIA INDUSTRIAL, SUITE #200
TEMECULA, CA 92590
(951) 587-3500

EXHIBIT B

TYPES OF PUBLIC FEES AND FACILITIES

The general description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, bridge facilities, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, water quality basins, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, trails, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses;
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.

3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the city officer's report, containing a brief description of the facilities which will be required to adequately meet the needs of the District.

EXHIBIT C

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)**

[SEE ATTACHED]

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (PERRIS LOGISTICS CENTER)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris (“CFD No. 2022-2”) and collected each Fiscal Year commencing in Fiscal Year 2023-24, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2022-2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Acre**” or “**Acreage**” means the land area of an Assessor’s Parcel as shown on an Assessor’s Parcel Map, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

“**Act**” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

“**Acquisition Agreement**” means this Acquisition and Funding Agreement, dated _____, 2023, by and among the City, the Developer, and the IDI Property Owners, as originally executed or as the same may be amended from time to time in accordance with its terms

“**Administrative Expenses**” means the following actual or reasonably estimated costs related to the administration of CFD No. 2022-2 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-2, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2022-2, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2022-2, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-2, or any designee thereof related to an appeal of the Special Tax; and the City’s annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-2 for any other administrative purposes of CFD No. 2022-2, including attorney’s fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

“Annual Special Tax” means the Special Tax actually levied in any Fiscal Year on any Assessor’s Parcel.

“Assessor” means the Assessor of the County of Riverside.

“Assessor’s Parcel” means a lot or parcel shown on an Assessor’s Parcel Map with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means the number assigned to an Assessor’s Parcel by the County for purposes of identification.

“Authorized Fees” means development, impact or other fees imposed by the City as shown on Exhibit C to the Acquisition Agreement.

“Boundary Map” means the map of the boundaries of CFD No. 2022-2 recorded on in the Riverside County Recorder’s Office in Book ___, Page ___, of Maps of Assessments and Community Facilities Districts (instrument number ___ - ___).

“Bonds” means any bonds or other Debt of CFD No. 2022-2, whether in one or more series, secured by the levy of Special Taxes.

“Calendar Year” means the period commencing January 1 of any year and ending the following December 31.

“CFD Administrator” means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement and for preparing the Annual Special Tax roll.

“CFD No. 2022-2” means the Community Facilities District No. 2022-2 (Perris Logistics Center) of the City of Perris.

“City” means the City of Perris, California.

“Council” means the City Council of the City acting as the legislative body of CFD No. 2022-2 under the Act.

“County” means the County of Riverside, California.

“Debt” means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.

“Debt Service” means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.

“Developer” means IDI Logistics, LLC, a Delaware limited liability company, and its successors and assigns.

“Exempt Property” means for each Fiscal Year, all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

“Facilities” means the facilities described in Exhibit B to the Acquisition Agreement.

“Final Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

“Fiscal Year” means the period starting on July 1 and ending the following June 30.

“Indenture” means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“IDI Property Owners” means IDIL Perris North 3, L.P., a Delaware limited partnership, and IDIL Perris Fulfillment Center L.P., a Delaware limited partnership, and/or an affiliated company thereof, and their respective successor and/or assigns.

“Lower Income Households Welfare Exemption Property” means, for each Fiscal Year, an Assessor’s Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor’s roll finalized as of January 1 of the previous Fiscal Year; provided that such property shall not be classified as Lower Income Households Welfare Exemption Property if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.

“Maximum Special Tax” means for each Assessor’s Parcel, the maximum Special Tax, determined in accordance with Sections 3.A and 3.B below, which may be levied in a given Fiscal Year on such Assessor’s Parcel of Taxable Property.

“Outstanding Bonds” means all Bonds, which are deemed to be outstanding under the Indenture.

“Prepayment Amount” means the amount required to prepay the Annual Special Tax obligation in full for an Assessor’s Parcel as described in Section 6.A below.

“Proportionately” or “Proportionate” means for Taxable Property, that the ratio of the actual Special Tax levy to the applicable Maximum Special Tax Special Tax is equal for all Assessor’s Parcels of Taxable Property.

“Provisional Property” means all Assessor’s Parcels of Public Property, or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be

classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

“Public Property” means any property within the boundaries of CFD No. 2022-2, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

“Special Tax” means any special tax levied within CFD No. 2022-2 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

“Special Tax Obligation” means the total obligation of an Assessor’s Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2022-2.

“Special Tax Requirement” means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds for deposit in the Improvement Fund to pay directly or reimburse Developer for acquisition or construction of Facilities or Authorized Fees; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2022-2, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

“Trustee” means the trustee or fiscal agent under the Indenture.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2023-24, each Assessor’s Parcel within CFD No. 2022-2 shall be classified as Taxable Property, Exempt Property or Provisional Property and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below.

3. SPECIAL TAX RATES

A. Maximum Special Tax for Taxable Property

The Maximum Special Tax applicable to an Assessor’s Parcel classified as Taxable Property commencing in Fiscal Year 2023-24 shall be determined pursuant to Table 1 below.

**Table 1
Maximum Special Tax Rates**

| Land Use Type | Maximum Special Tax per Acre |
|----------------------|-------------------------------------|
| Taxable Property | \$4,400 |

Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Taxable Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

B. Maximum Special Tax for Provisional Property

The Maximum Special Tax for Provisional Property commencing in Fiscal Year 2023-24 shall be \$4,400 per Acre for property. Each July 1, commencing July 1, 2024, the Maximum Special Tax rates for Provisional Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

For each Fiscal Year, commencing Fiscal Year 2023-24, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor’s Parcel of Taxable Property in an amount up to 100% of the applicable Maximum Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor’s Parcel of Provisional Property.

5. COLLECTION OF SPECIAL TAXES

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

6. PREPAYMENT OF SPECIAL TAX OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

“CFD Public Facilities Costs” means \$21,000,000 or such number that (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2022-2, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

“Future Facilities Costs” means the CFD Public Facilities Costs minus (i) costs previously paid from the Improvement Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Improvement Fund, and (iii) monies currently on deposit in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

“Improvement Fund” means the fund (regardless of its name) established pursuant to the Indenture (and referenced in the Acquisition Agreement) or a separate account maintained by the City to hold funds, which are currently available for expenditure to acquire or construct the Facilities or pay Authorized Fees to be funded by CFD No. 2022-2.

“Outstanding Bonds” means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor’s Parcel of Taxable Property may be prepaid and the obligation to pay the Special Tax for such Assessor’s Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor’s Parcel only if there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor’s Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor’s Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date provided for in the Indenture with respect to CFD No. 2022-2 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount
plus Redemption Premium
plus Future Facilities Prepayment Amount
plus Defeasance Amount
plus Prepayment Administrative Fees and Expenses
less Reserve Fund Credit
less Capitalized Interest Credit
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

Step No.:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Taxable Property, determine the Maximum Special Tax.
3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2022-2, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for all applicable parcels and round that amount up to the nearest \$5,000 increment (the "**Bond Redemption Amount**").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the "**Redemption Premium**").
6. Compute the Future Facilities Costs.
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "**Future Facilities Prepayment Amount**").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but

the redemption date may be any date determined by the CFD Administrator as convenient and appropriate, provided such date is permitted by the Indenture.

9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.

10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the “**Defeasance Amount**”).

11. Calculate the administrative fees and expenses of CFD No. 2022-2, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2022-2, and the costs of recording any notices to evidence the prepayment and the redemption (the “**Prepayment Administrative Fees**”).

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “**Reserve Fund Credit**”). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the “**Capitalized Interest Credit**”).

14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the “**Prepayment Amount**”).

15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Improvement Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2022-2.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2022-2 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund

established under the Indenture to redeem CFD No. 2022-2 Bonds to be used with the next prepayment of CFD No. 2022-2 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

B. Partial Prepayment

The Special Tax on an Assessor's Parcel of Taxable Property may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (PE - A) \times F + A$$

These terms have the following meaning:

PP = the partial prepayment

PE = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2022-2 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage $(1.00 - F)$ of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2023-24, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2022-2 Bonds have been paid and the City has not instructed the CFD Administrator to continue levying.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, or (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, and (v) Lower Income Households Welfare Exemption Property, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2022-2 to less than 327.658 Acres shall be classified as Provisional Property and will continue to be subject to the CFD No. 2022-2 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

Notwithstanding the above, the CFD Administrator will interpret any ambiguities in the provisions of this RMA to facilitate the levy of \$1,441,695.20 on the Taxable Property within CFD No. 2022-2 for Fiscal Year 2023-24.

9. APPEALS

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than twelve (12) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

(i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date.

(ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or

(iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.

EXHIBIT D
PETITIONERS' MEMORANDUM

[SEE ATTACHED]



Memorandum

To: Ernie Reyna, CPA, Deputy City Manager, City of Perris
James V. Fabian, Principal, Fieldman Rolapp & Associates

From: Joe Dieguez, Senior Vice President, Kosmont Financial Services
Dan Massiello, Sr. Vice President, Chief Compliance Officer, Kosmont Financial Services

Date: August 19, 2022

RE: Summary of IDI Logistics CFD Proposal for City of Perris

I. BACKGROUND

IDI Logistics owns certain property within the City of Perris ("City"). The property includes the following parcels owned under two separate ownership entities ("Property"):

- IDIL Perris North 3, L.P. encompasses current assessor parcel numbers (APNs) 310-170-006, 310-170-007, 310-170-008 and 310-220-050;
- IDIL Perris Fulfillment Center LP encompasses APNs 330-120-002, 330-120-003, and 330-120-008.

IDIL Perris North 3, L.P. and IDIL Perris Fulfillment Center LP (collectively, the "Owners") are requesting that the City initiate the formation of a Community Facilities District ("CFD") encompassing the Property in order to assist with the financing of certain eligible improvements supporting future development of the Property. It should be noted that the Owners will also be the "Developer" for purposes defined in the City's Debt Issuance and Management Policy.

It is anticipated that portions of the Property subject to the CFD special tax will total approximately 330.76 net acres after parcel delineations are revised via the tentative parcel map process currently in progress for the Property. Additional Property and project information is available at the link at the end of this memorandum (e.g., maps, site plans, infrastructure cost estimates).

The first building within the Project, a 799,522 SF build-to-suit building for a confidential user on approximately 55.1 acres, is currently under construction and is anticipated to be complete by Q2 2023. An additional approximately 1,000,000 SF building is estimated to commence construction in Q2 2023. Offsite infrastructure related to the proposed CFD is anticipated to start Q1 2023 and be completed by Q1 2025.

In response to the initial request, City staff has requested a package of information outlining how the proposed CFD will meet the City's adopted CFD policies. As advisor to the Owners, Kosmont Financial Services ("KFS") has prepared this memorandum as a summary of the relevant points.

II. OVERVIEW OF KEY FINANCIAL TERMS PROPOSED

The proposed amount of CFD special taxes to be levied on the Property is approximately \$1,455,080 annually across approximately 330.76 acres, or approximately \$4,400.00 per acre. KTS estimates that this CFD special tax translates into approximately 0.160% of estimated assessed value at buildout of improvements, for reference.

The level of CFD special tax desired by the Owners is a balance between (a) targeted net proceeds of approximately \$17 million for eligible infrastructure (e.g., roadway, utility, and related public improvements) and (b) a CFD special tax that can be absorbed by tenants within a reasonable range of "pass-through" expenses (e.g., total taxes, common area maintenance, etc.) in line with competing industrial product in the local market.

KTS estimates that if special tax bonds are issued with just 10% of vertical development completed, the targeted bond par amount would yield a value-to-lien ratio of approximately 4.6:1. At 25% completion of vertical development, the ratio would be approximately 11.5:1. At 50% completion, the ratio would be approximately 23.1:1. All preliminary analysis assumptions are detailed in the attached draft analysis exhibit.

III. CONFORMANCE WITH DEBT ISSUANCE AND MANAGEMENT POLICY

The City's Debt Issuance and Management Policy ("Policy") as updated in November 2021 provides that land-based financings such as CFD financings may be employed to pay for the cost of acquiring, constructing, reconstructing, rehabilitating, replacing, improving, extending, enlarging, and equipping public projects and/or facilities under certain conditions/criteria. Following are the primary criteria identified in the Policy (Section 5.iv. Land-Based Financings – Industrial or Commercial CFDs) along with a brief description of how the proposed CFD satisfies these criteria.

(a) **Purpose.** The purpose of the proposed CFD is to finance eligible public infrastructure to support development of the Property with industrial land uses. The targeted infrastructure to be funded will include roadway, utility, and related public improvements that will benefit the Property and surrounding properties. The targeted public improvements are significant and necessary to provide services to develop this previously undeveloped / underdeveloped area of the City. There are significant tangible public benefits to be generated by the Project that are enabled by utilization of a CFD, including the following:

1. **Significant fiscal benefit for the City General Fund of approx. \$2.4M+ annually:**
 - i. \$1.02M annually from property tax
 - ii. \$1.09M annually from property tax in-lieu of motor vehicle license fees (MVLFF)
 - iii. \$240,500 from sales tax generated by Project employee spending elsewhere within the City

¹ Source: Kosmont Financial Services fiscal impact analysis

- iv. \$64,000 annually from franchise taxes
- v. Significant additional potential sales tax revenues not included in the estimate above, if a future tenant were to include a "point of sale" business (highly contingent on specific tenant and corporate sales tax domiciling practices of such a tenant – not in the Developer's control), omitted to be conservative.

2. Significant job creation and related economic benefits from construction and ongoing operation of the Project:²

- i. 11,000+ construction period job-years of employment³, \$658M in construction-related wages, and \$1.46B in total economic output from construction-related activities, including indirect and induced impacts
- ii. 4,000 estimated direct, permanent jobs, 2,100+ indirect and induced jobs, \$312M in related ongoing annual wages, and \$741M in ongoing annual total economic output from ongoing Project operation, including indirect and induced impacts.

(b) **Eligible Project.** The value of targeted public improvements to be funded is approximately \$17 million, well above the \$7 million minimum threshold established in the Policy. Preliminary cost estimates are available at the Dropbox directory linked at the end of this memorandum. Although the total cost of required infrastructure improvements exceeds \$40 million, the Owners are voluntarily choosing to limit the CFD special tax burden in order to facilitate optimal market attractiveness for industrial tenants on the Property. This balance was based on constantly updated market surveys and competitive analysis (example survey of comparable properties included as an Exhibit).

(c) **Eligible Developer.** IDI Logistics, LLC ("IDI Logistics"), which controls the Owners, is a national leader in the development and management of logistics real estate in the U.S. with an established track record of development and operation over its 30-year history. IDI Logistics has developed more than 100 world-class business parks and 750 warehouses totaling over 200 million square feet throughout North America. The Dropbox directory linked at the end of this memorandum provides background information on IDI Logistics as well as its investment partners, Ivanhoe Cambridge (\$53.1 billion in assets under management, established in 1953) and Oxford Properties Group (\$61.5 billion in assets under management, established in 1960). The subject Project in Perris is being funded entirely from the IDI Logistics balance sheet, i.e., 100% equity with no construction or permanent loans secured.

(d) **Credit Quality.**

- 1. The Developer will provide a description of the tenants under negotiation and forms of potential leases to the City to the extent the information does not violate lease confidentiality clauses and related clauses. All of the potential tenants must have formally acknowledged the taxes and lien on the property. The Developer will identify any other debt payable on the project area. The Developer will provide their financials and the

² Source: IMPLAN

³ One job-year is defined as one year of employment for one individual

financials of the potential tenants over the last three years to an independent third-party advisor designated by the City on a confidential basis to the extent the information does not violate lease confidentiality clauses and related clauses. In addition, the Developer will provide information requested under subsection (b) above. At the time of this submission, the Developer is under contract to sell two parcels in the "Perris South" area of approximately 69 acres and 64 acres. Those represent land sales to users (Anatolia Tile and DSV Logistics), who may start construction as early as late 2023.

2. The Developer will provide the City proof of a successful track record of warehousing/industrial and/or commercial development and ownership and management of similar projects. The Developer will also provide information on at least three recent projects, including long-term projects. A listing of three comparable projects completed by the Developer is included as an Exhibit (Rider Logistics Center, Ramona Commerce Center, Rialto Distribution Center).
3. Each Owner is a privately-owned partnership formed in Delaware and registered with the California Secretary of State to do business in California, and the individual Property Owners listed in this memo are controlled by IDI Logistics. The Developer will provide a financial guaranty or letter of credit in a form satisfactory to the City's Bond Counsel or City Attorney to secure payment of special taxes if the City deems it necessary.

(e) **Letter of Credit.** Either the Owners or Developer are willing to provide a letter of credit or other potential security at bond issuance, as may be required, anticipated to be in one or more of the following forms:

1. letter of credit securing the bonds, if available;
2. letter of credit securing three years of debt service to be replenished annually as may be necessary;
3. letter of credit securing undeveloped property (potentially in addition to 2); or
4. letter of credit or guaranty for such other amount or term as determined by the City.

The Developer acknowledges that, prior to debt issuance, the Developer will provide confirmation of the percentage of the project that is leased or under contract for sale to users and evidence of lease term length. The proposed majority tenants shall be well-known, credit-worthy companies. Financial information on potential tenants and users shall be provided to an independent third-party advisor designated by the City on a confidential basis. The Developer acknowledges that buildout of public improvements to be funded/reimbursed with CFD proceeds will be substantially complete.

(f) **Tax Burden.** The Owners have deliberately chosen to pursue a total tax burden that is primarily limited by market considerations, meaning that total rent charges, other taxes and charges, and the proposed CFD special tax combined will still be competitively priced for similar industrial product in the region.

(g) **Other Provisions** (from Section 5.iii. Land-Based Financings – Residential (c)-(n)).

1. **Active Role.** The Owners acknowledge the active role anticipated to be played by the City and its consulting and legal team(s).
2. **Credit Quality.** The Owners acknowledge the potential credit quality evaluation activities, including an independent appraisal that would likely be necessary during the future bond issuance phase. A potential Letter of Credit is discussed in previous Section (e) of this memorandum.
3. **Reserve Fund.** The Owners understand and anticipate the establishment of a Reserve Fund at the time of debt issuance. For reference only, KTS draft modelling reflected an amount equal to maximum annual debt service.
4. **Value-to-Debt Ratios.** The Owners acknowledge the targeted value-to-debt ratio of 4:1. For reference only, KTS modelling reflected a potential range of value-to-debt ratio from 4.6:1 to over 23:1 based on different scenarios of development completion relative to timing of debt issuance.
5. **Appraisal Methodology.** The Owners accept the methodology of either full cash value as shown on the ad valorem assessment roll or upon an appraisal by an independent, impartial, and qualified appraiser.
6. **Capitalized Interest During Construction.** The Owners understand that decisions to capitalize interest will be made on a case-by-case basis, with the intent that, if necessary, it should improve the credit quality of the bonds and reduce borrowing costs. For reference, KTS modelling included scenarios with and without capitalized interest.
7. **Maximum Burden.** The Owners anticipate a special tax burden well below the Policy threshold of 2% for total property taxes, special assessments and special taxes payments collected on the tax roll (all “overlapping” debt burden). 2% is assumed to be based on appraised market value in this scenario (as opposed to sales price in the case of single-family homes).
8. **Benefit Apportionment.** The Owners acknowledge that special taxes will be apportioned according to a formula that is clear, understandable, equitable and reasonably related to the benefit received by, or burden attributed to, each parcel with respect to its financed improvement.
9. **Special Tax District Administration.** The Owners acknowledge that the total maximum annual tax should not exceed 110% of annual debt service. It is understood that the rate and method of apportionment may include a back-up tax in the event of significant changes from the initial development plan, and should include procedures for

prepayments. Neither the City nor the Community Facilities District shall be obligated to pay for the cost of determining the prepayment amount, which is to be paid by the applicant.

10. **Foreclosure Covenants.** The Owners acknowledge that, in managing administrative costs, the City will establish minimum delinquency amounts per owner, and for the CFD as a whole, on a case-by-case basis for review by Owner in advance before initiating foreclosure proceedings.
11. **Disclosure to Bondholders.** The Owners acknowledge that, in general, each property owner who accounts for more than 20% of the annual debt service or bonded indebtedness must provide ongoing disclosure information annually as described under SEC Rule 15c2-12.
12. **Disclosure to Prospective Purchasers.** To the extent applicable for an industrial CFD, the Owners acknowledge that full disclosure about outstanding balances and annual payments should be made by the seller to prospective buyers at the time that the buyer bids on the property. It should not be deferred to after the buyer has made the decision to purchase. When appropriate, applicants or property owners may be required to provide the City with a disclosure plan.

The Owners and KTS have additionally reviewed other Sections of the Policy, such as Section 6 (Structure of Debt Issues), Section 7 (Sale of Securities), Section 8 (Credit Rating Agencies), and Section 9 (Refunding and Restructuring Outstanding Debt), and foresee no issues with these clauses as they may become relevant for the proposed CFD in the future after formation.

Link to Supporting Project and Property Information:

<https://www.dropbox.com/sh/c6tqm4g5gup2kqp/AABtRhTNVceubczTI8tDDt8ya?dl=0>

IDI Logistics - Perris CFD Special Tax Analysis

DRAFT

| | North | South | Total |
|----------------------------|---------------|---------------|---------------|
| Acres | 161.7 AC | 169.0 AC | 330.7 AC |
| Assessed Value | \$428,286,450 | \$480,361,050 | \$908,647,500 |
| Annual Special Tax Rate | 0.166% | 0.155% | 0.160% |
| Annual Special Tax | \$711,480 | \$743,600 | \$1,455,080 |
| Annual Per AC Special Tax | \$4,400.00 | \$4,400.00 | \$4,400.00 |
| Monthly Per AC Special Tax | \$366.67 | \$366.67 | \$366.67 |
| Net Revenue* | \$621,800 | \$651,000 | \$1,272,800 |
| Interest Rate | 4.95% | 4.95% | |
| Bond Amount** | \$9,613,312 | \$10,064,758 | \$19,678,070 |
| Net Proceeds*** | \$8,449,246 | \$8,862,463 | \$17,311,709 |

| Estimated VTL | |
|-----------------------|-------|
| Entitled 0% Build-out | 3.66 |
| 10% Build-out | 4.62 |
| 25% build-out | 11.54 |
| 50% build-out | 23.09 |

| Eligible CFD Costs* | |
|---------------------|---------------------|
| North Site | \$14,729,020 |
| South Site | \$29,255,713 |
| Total | \$43,984,733 |

* e.g. public street and utilities

* Bondable revenue assuming \$25,000 admin charge; 110% debt service coverage

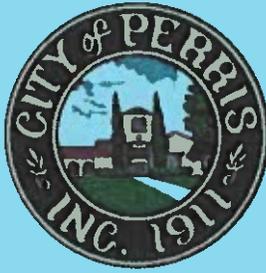
** 30 year term, level debt service

*** Proceeds net of 2% underwriter's discount, estimated reserve fund (maximum annual debt service), issuance costs estimated at \$350,000

12/22/2021

Exhibit: Local Industrial Market Survey

| Address | Par 3 / Building Name | Subdiv Lot | Year Built | Brq. Confg | Clear Height (ft) | Blk. Depth (ft) | Landlord | Tenant | SI | Crane Reach | Turn | Free Area | Starting Rent (\$/sq. ft.) | Construction | Tenant Improvement | DEP | Comments |
|--|-------------------------------------|----------------|------------|------------|-------------------|-----------------|----------------|------------------------------|----------------|-------------|------|-----------|----------------------------|--------------|--------------------|-------|--|
| Lease Closes Before 2024 Q2 | | | | | | | | | | | | | | | | | |
| D1111 Harold Avenue | West Logistics Center III | Perma | 2023 | CD | 60 | 160 | Truist/Comer | Home Depot | 1,138,800 | 760 | 750 | 750 | \$1.00 | 760 | 760 | 50.71 | Renovated |
| 2460 D Sweeny Road - Building 2 | West Market Gateway | Union Valley | 2023 | CD | 60 | 160 | Truist/Comer | Target | 7,387,800 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.39 | Pre-leased. Negotiating in Q2 2024. 8.7% |
| 2465 W. Fourth Street | Stratford Crossroads Logistics Park | Stratford | 2023 | CD | 60 | 160 | MAA/Single | United Logistics | 2,772,707 | 760 | 760 | 760 | \$1.00 | 760 | 760 | 50.42 | Not available. 8.7% |
| 338 S. Macgregor St | Weston Distribution Center | Charlotte | 2021 | FL | 30 | 750 | Prologis | West Marine Home Furnishings | 742,050 | 760 | 760 | 760 | \$0.94 | 760 | 760 | 50.25 | Completed Feb 2023. Renovation |
| North St. Bldg 2 | West Commercial Center | Charlotte | 2019 | CD | 40 | 140 | Prologis | Home Depot | 2,239,130 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.71 | Not available. Acquired April 2021. Pre-leased. Confirmed at comp. |
| North St. Bldg 3B | West Commercial Center | Charlotte | 2022 | CD | 40 | 140 | Prologis | Home Depot | 2,478,220 | 760 | 760 | 760 | \$1.00 | 760 | 760 | 50.71 | Not available. Pre-leased. Confirmed at comp. Letters out for signature. |
| 2325 Goddard Avenue | Southmore Campus Business Park | Charlotte | 2002 | CD | 30 | 100 | Parsons | Industrial Development | 636,800 | 760 | 760 | 760 | \$0.95 | 760 | 760 | 50.21 | Renovated |
| 2423 South St | West Commercial Center | Charlotte | 2007 | CD | 30 | 120 | Prologis | DEP | 3,800,000 | 760 | 760 | 760 | \$0.94 | 760 | 760 | 50.18 | Completed August 2022. Renovation |
| Victoria Avenue at 3rd Street | 3rd Street and Victoria Building | San Bernardino | 2023 | CD | 30 | 750 | San Bernardino | Prologis | 1,888,000 | 760 | 760 | 760 | \$0.94 | 760 | 760 | 50.19 | In addition to \$0.94 base rate landlord announced \$7 in 8% escalation on per unit P&G. 8 |
| 24200 17156 Cherry Valley Blvd. Bldg 1 | 10 Logistics Center | Union Valley | 2023 | CD | 60 | 160 | Prologis | Shaw | 1,307,840 | 760 | 760 | 760 | \$0.94 | 760 | 760 | 50.24 | PLANNING. Negotiating in Q2 2024. |
| 24200 17156 Cherry Valley Blvd. Bldg 2 | 10 Logistics Center | Union Valley | 2023 | CD | 60 | 160 | Prologis | Shaw | 814,800 | 760 | 760 | 760 | \$0.94 | 760 | 760 | 50.24 | PLANNING. Negotiating in Q2 2024. |
| Lease Closes Greater Than 2024 Q2 | | | | | | | | | SI: 11,740,000 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.71 | |
| Lease Closes Before 2024 Q2 and 2024 Q3 | | | | | | | | | SI: 1,382,800 | 760 | 760 | 760 | \$1.00 | 760 | 760 | 50.71 | |
| 2401 Lorraine Street | West Logistics Center | Union Valley | 2023 | CD | 60 | 160 | Prologis | Performance Parts | 607,800 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.71 | |
| 2420 Old Devonport Avenue | West Logistics Center IV | Union Valley | 2023 | CD | 60 | 160 | Prologis | Performance Parts | 550,800 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.71 | Not available. 8.7% |
| 701 4th Street East | West Logistics Center | Union Valley | 2008 | FL | 30 | 750 | Prologis | United Logistics & P&G | 995,994 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.71 | Completed Feb 2023. Renovation |
| 2481 Santa Ave | Santa Lucia Center | PortLena | 2020 | CD | 30 | 750 | Northshore | Northshore Medical | 148,140 | 760 | 760 | 760 | \$1.50 | 760 | 760 | 50.11 | Completed Feb 2023. Renovation |
| 1114 Columbia Ave | Columbia Business Park | Charlotte | 2005 | FL | 30 | 750 | Prologis | Home Depot | 320,136 | 760 | 760 | 760 | \$1.10 | 760 | 760 | 50.18 | Completed Feb 2023. Renovation |
| Lease Closes Greater Than 2024 Q2 and 2024 Q3 | | | | | | | | | SI: 1,382,800 | 760 | 760 | 760 | \$1.00 | 760 | 760 | 50.71 | |
| Total: Average | | | | | | | | | SI: 1,382,800 | 760 | 760 | 760 | \$1.00 | 760 | 760 | 50.71 | |



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Annexation of TR 36647 to the City's Maintenance Districts
 Owner(s): Pulte Home Co.
 APN(s): 302-150-049 & 302-150-050
 Project: TR 36647- Single Family Residential Development

REQUESTED ACTION: 1) Open and Close of Public Hearing
 2) Open 3 Ballots
 3) Adoption of 3 Resolutions Ordering the Annexation of TR 36647 to the City's Maintenance Districts, Giving Final Approval to the Engineer's Reports, and the Levying of the Assessments.

CONTACT: John Pourkazemi, Interim City Engineer

BACKGROUND/DISCUSSION: TR 36647 is a 90-lot single family residential development. Project is located on Evans Road, north of Ramona Expressway (See attached Boundary Map). Tract 36647 was approved by City Council on September 29, 2020.

On April 11, 2023, resolutions were approved stating the City Council's intention to annex this project into the City's maintenance districts and set a Public Hearing for May 30, 2023.

BUDGET (or FISCAL) IMPACT: The proposed maximum annual assessments are levied on the property within the annexation. They are subject to Standard Inflation Factors for CPI, plus energy and water. The current maximum annual assessments, by district, are as follows:

| <u>Maintenance District</u> | <u>Maximum Annual Assessment</u> |
|---|----------------------------------|
| Maintenance District No. 84-1 (streetlights) | \$4,165.20 |
| Landscape Maintenance District (Parkways) | 14,329.51 |
| Landscape Maintenance District (Medians) | 16,341.67 |
| Landscape Maintenance District (Detention Basins) | 28,461.43 |
| Landscape Maintenance District (Parks and Trails) | 7,200.00 |
| Flood Control Maintenance District No. 1 | <u>45,593.10</u> |
| Total Maximum Annual Assessment | \$116,090.91 |

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney _____
Assistant City Manager *WB*
Deputy City Manager _____

Attachments:

1. Location Map
2. Resolution Ordering the Annexation of TR 36647 to MD 84-1, Giving Final Approval to the Engineer's Report, and the Levying of the 2022-2023 Assessments.
3. Resolution Ordering the Annexation of TR 36647 to LMD 1, Giving Final Approval to the Engineer's Report, and the Levying of the 2023-2024 Assessments.
4. Resolution Ordering the Annexation of TR 36647 to FCMD 1, Giving Final Approval to the Engineer's Report, and the Levying of the 2023-2024 Assessments.

Consent:

Public Hearing: x

Business Item: _____

Presentation: _____

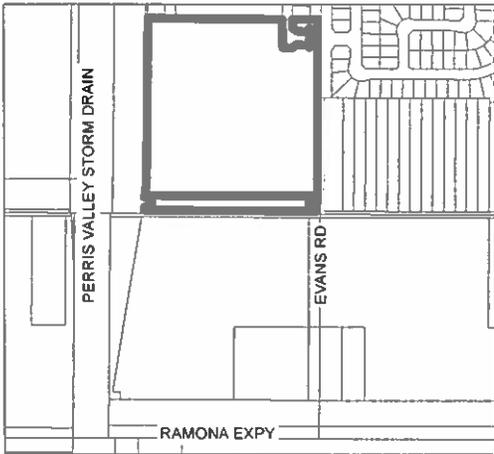
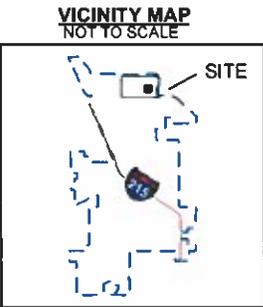
Other: _____

Attachment No. 1

Location Map

ANNEXATION OF TR 36647 TO CITY OF PERRIS MAINTENANCE DISTRICT NO. 84-1, LANDSCAPE MAINTENANCE DISTRICT NO. 1, AND FLOOD CONTROL MAINTENANCE DISTRICT NO. 1

Owner: Pulte Home Co.



MD 84-1

Twenty-seven (27) interior streetlights (twenty-five (25) new plus two (2) existing) and fourteen (14) streetlights along Evans Road.

LMD 1

There are four categories of improvements to be maintained.

1. Landscaping, irrigation, and appurtenances within the parkways on Evans Road along the frontage of TR 36647 plus the interior street parkways along the entries from Evans Road.
2. Landscaping, irrigation, and appurtenances within the Evans Road parkways south of TR 36647 down to the Department of Water Resources (DWR) property right-of-way, medians along the frontage of TR 36647 down to the Department of Water Resources (DWR) property right-of-way, and an access trail south of Lot "B" that connects the Perris Valley Storm Drain Channel to Evans Road. The costs of these improvements will be shared with future residential units on the East side of Evans Road.
3. Maintenance of the detention basin located within TR 36647 along with the landscaping that is associated with said detention basin and interior parkways.
4. Parks and trails along the Perris Valley Storm Channel adjacent to the western border of Tract 36647

FCMD 1

There are two categories of improvements to be maintained.

1. These improvements include nineteen (19) catch basins, reinforced concrete (RCP) storm drain pipes, headwalls and transitions to collect runoff discharge from the drainage facility.
2. The interior streets within Tracts 36647.

| Facility | Maximum Annual Assessment ⁽¹⁾ |
|---|--|
| Street lights & Traffic Signals | \$4,165.20 |
| Landscaped Parkway | 14,329.51 |
| Landscape Maintenance District Medians | 16,341.67 |
| Landscape Maintenance District Detention Basins | 28,461.43 |
| Landscape Maintenance District Parks and Trails | 7,200.00 |
| Flood Control Facilities | 45,593.10 |
| Total Maximum Annual Assessment | \$116,090.91 |

⁽¹⁾ Maximum Annual Assessment is subject to an annual inflator based on CPI and/or utility rate increases.



Attachment No. 2

Annexation Resolution for MD 84-1

RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1 (STREETLIGHTS), GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2022/2023

WHEREAS, the City Council of the City of Perris, County of Riverside, California (“the City Council”) did on the 11th day of April 2023, adopt its Resolution of Intention Number 6156 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Maintenance District Number 84-1 (the “District”), which Resolution of Intention Number 6156 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 6156, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

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

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 6156, be done and made.

Section 2. Be it further resolved that:

- A. The Riverside County assigned fund number for the Maintenance District No. 84-1 and the annexation thereto, is 68-2651.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide for the energy and maintenance of streetlights and traffic signals that will benefit the parcels being assessed.

Section 3. That the report filed by the Engineer is hereby finally approved; and

Section 4. That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.

Section 5. Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2022-2023 are hereby levied.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 3

Annexation Resolution for LMD No. 1

RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO BENEFIT ZONE 168, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2023-2024

WHEREAS, the City Council of the City of Perris, County of Riverside, California (“the City Council”) did on the 11th day of April 2023, adopt its Resolution of Intention Number 6159 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Landscape Maintenance District Number 1 (the “District”), which Resolution of Intention Number 6159 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 6159, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

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

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 6159, be done and made.

Section 2. Be it further resolved that:

- A. The Riverside County assigned fund number for the Landscape Maintenance District No. 1 and the annexation thereto, is 68-2652.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide landscape maintenance on those lands that will benefit the parcels being assessed.

Section 3. That the report filed by the Engineer is hereby finally approved; and

Section 4. That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.

Section 5. Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2023-2024 are hereby levied.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Attachment No. 4

Annexation Resolution for FCMD No. 1

RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF TR 36647 TO BENEFIT ZONE 133, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2023-2024

WHEREAS, the City Council of the City of Perris, County of Riverside, California (“the City Council”) did on the 11th day of April 2023, adopt its Resolution of Intention Number to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Flood Control Maintenance District Number 1 (the “District”), and which a Notice of Public Hearing was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Notice on file in the office of the City Clerk; and

WHEREAS, after the adoption of Resolution Number 6160, said Resolution was duly posted in the time, form and manner as required by law, shown by the Affidavit of Posting on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 6160, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

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

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 6160, be done and made.

Section 2. Be it further resolved that:

- A. The Riverside County assigned fund number for the Flood Control Maintenance District No. 1 and the annexation thereto, is 68-2657.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide flood control facility maintenance on those lands that will benefit the parcels being assessed.

Section 3. That the report filed by the Engineer is hereby finally approved; and

Section 4. Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2023-2024 are hereby levied.

ADOPTED, SIGNED and APPROVED this 30th day of May, 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May, 2023, by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

11.B.

MEETING DATE: May 30, 2023

SUBJECT: Annexation of parcels into CFD 2001-3 (North Perris Public Safety District) – Annexation No. 56
Owner(s): Pulte Home Co.
APN(s): 302-150-049 & 302-150-050
Project: TR 36647- Single Family Residential Development

REQUESTED ACTION:

1. Open a public hearing on Annexation No. 56 to CFD 2001-3 and determine if there are any protests to the Annexation.
2. Adopt a Resolution of the City Council of the City of Perris, acting as the Legislative Body, of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, calling a Special Election, to submit to Qualified Electors, within Proposed Annexation No. 56 the question of annexing such territory and levying of a Special Tax within the area of Proposed Annexation No. 56.
3. Conduct the Special Election relating to Annexation No. 56.
4. Adopt a Resolution of the City Council of the City of Perris, acting as the Legislative Body of the Community Facilities Districts No. 2001-3 (North Perris Public Safety) of the City of Perris, Declaring the results of the Special Election relating to Annexation No. 56, and Ordering the Annexation of such territory, and directing the Recording of a Notice of Special Tax Lien.

CONTACT: Matthew Schenk, Director of Finance

BACKGROUND/DISCUSSION:

TR 36647 is a 90-lot single family residential development. Project is located on Evans Road, north of Ramona Expressway (See attached Boundary Map). Tract 36647 was approved by City Council on September 29, 2020.

At its meeting on April 11, 2023, the City Council of the City of Perris (the "City Council"), acting as Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) (the "District"), adopted Resolution No. 6161 ("Resolution of Intention"), declaring its intention to Annex Certain Territory to the District and setting the date of the public hearing to May 30, 2023 as the date for conducting the hearing in connection with the annexation of territory to the District.

These actions were taken, as required by law, pursuant to a petition submitted to the property owner of the territory proposed for annexation to the District. The Owner, pursuant to the petition submitted concurrently with the Resolution of Intention, submitted a waiver concurrently herewith, waiving certain time periods and noticing requirements required by the Mello-Roos Community Facilities Act of 1982 ("the Act") and the Elections Code of the State of California. The holding of the Public Hearing and adopting of the resolutions submitted with this report and the conduct of this election will complete the annexation of territory to the District. The property owner has waived notice and the time period for conducting the election pursuant to the Act. The Clerk has not received any written protests prior to the hearing.

BUDGET (or FISCAL) IMPACT: The property owner has forwarded a deposit to initiate the annexation process and the City may recoup all costs through the levy of the special tax.

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney _____
Assistant City Manager *MLB*
Deputy City Manager _____

Attachments:

1. Boundary Map
2. Resolution calling for special election
3. Resolution declaring results of election

Consent:

Public Hearing: x

Business Item:

Presentation:

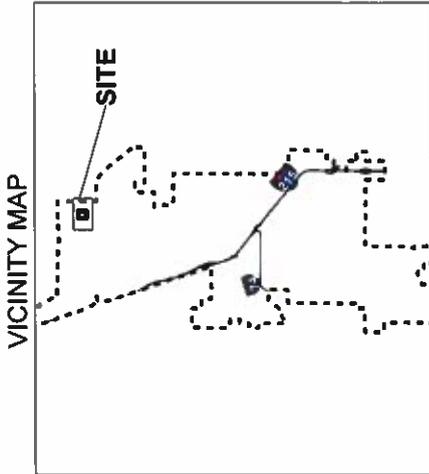
Other:

ATTACHMENT 1

BOUNDARY MAP

ANNEXATION MAP NO. 56 TO COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 56 TO COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY), CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 20____, BY ITS RESOLUTION NO. _____.

| MAP REFERENCE NUMBER | ASSESSOR'S PARCEL NO. |
|----------------------|-----------------------|
| 1 | 302-150-049 |
| 2 | 302-150-050 |

CITY CLERK _____
CITY OF PERRIS

FILED THIS _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) _____, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

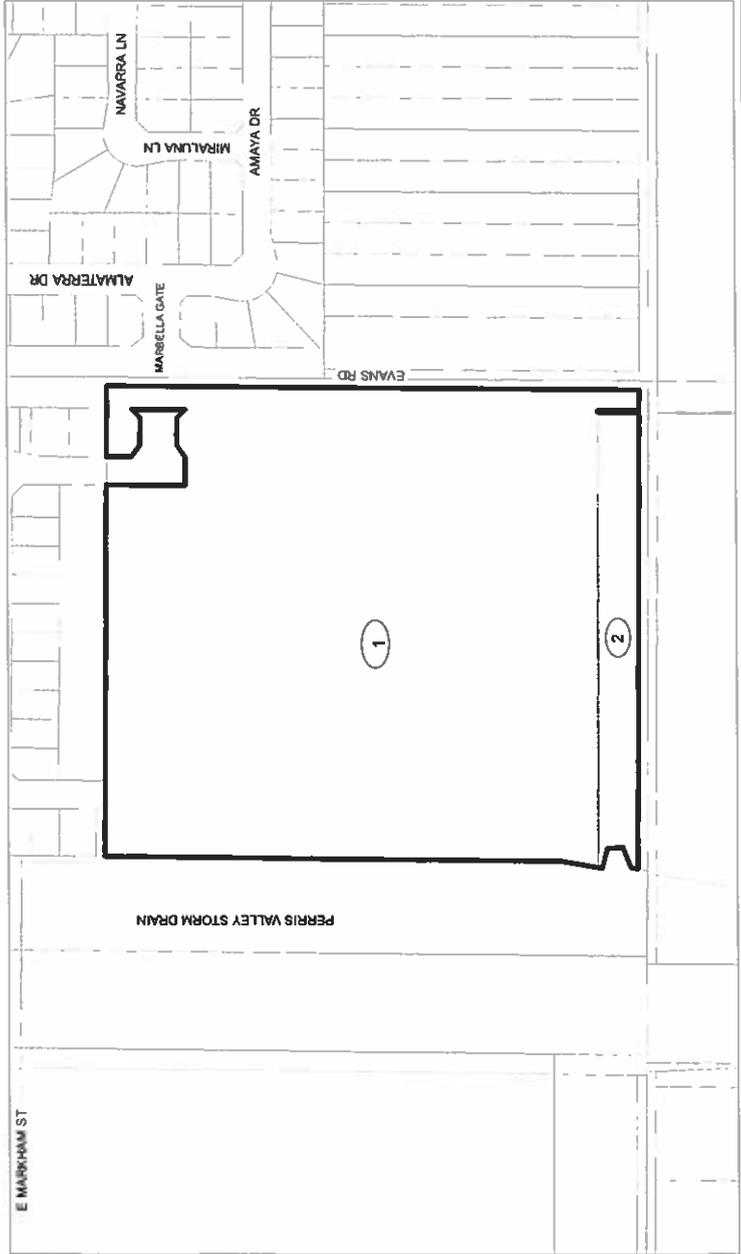
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY
COUNTY RECORDER
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON DECEMBER 19, 2001, IN BOOK 50 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 48.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



Legend

- ① MAP REFERENCE NUMBER
- ⋯ CITY OF PERRIS BOUNDARY



27368 VIA INDUSTRIA, SUITE #200
TEMECULA, CA 92590
(951) 587-3500



ATTACHMENT 2

**RESOLUTION CALLING FOR SPECIAL
ELECTION**

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 56 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 56

WHEREAS, the City Council (the “Council”) of the City of Perris, California (the “City”), acting in its capacity as the legislative body (the “Legislative Body”) of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris (the “District”), on April 11, 2023, has heretofore adopted its Resolution No. 6161 (the “Resolution of Intention”) stating its intention to annex certain territory (the “Property”) as described therein to the District pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the “Act”) being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, and specifically Article 3.5 thereof, and calling a public hearing on the question of the proposed annexation of the Property to the District, including the levying of a special tax on the Property and all other matters as set forth in the Resolution of Intention; and

WHEREAS, a copy of the Resolution of Intention, incorporating a description and map of the proposed boundaries of the territory proposed for annexation to the District, stating the public services to be provided in and for the Property and a plan setting forth sharing of such services provided in common with the existing District, and specifying the special taxes to be levied within the Property and any alteration in the Rate and Method of Apportionment (as defined therein and incorporated herein by this reference) is on file with the City Clerk of the City; and

WHEREAS, the Resolution of Intention set May 30, 2023 as the date of the public hearing and to consider the question of the proposed annexation of the Property to the District, including the levying of a special tax on the Property and all other matters set forth in the Resolution of Intention and this Council held said public hearing as required by law; and

WHEREAS, notice of the public hearing was duly given as required by Section 53339.4 of the Act or has been duly waived by the property owner; and

WHEREAS, the public hearing was held on May 30, 2023; and

WHEREAS, at said hearing all persons not exempt from the special tax desiring to be heard on all matters pertaining to the annexation of the Property to the District, the levy of the special tax on the Property, and all other matters as set forth in the Resolution of Intention were heard and a full and fair hearing was held; and

WHEREAS, at the public hearing evidence was presented to the Legislative Body on the matters before it, and the Legislative Body at the conclusion of the hearing is fully advised as to all matters relating to the proposed annexation of the Property to the District, including the levy of the special tax on the Property; and

WHEREAS, it has now been determined that written protests have not been received by registered voters and/or property owners representing more than one-half (1/2) of the area of land proposed to be annexed to the District or within the original District; and

WHEREAS, there were not at least twelve (12) registered voters residing within the territory proposed to be annexed to the District during each of the ninety (90) days preceding the closing of the May 30, 2023 public hearing; and

WHEREAS, on the basis of the foregoing, the Legislative Body has determined at this time to proceed with the annexation of the Property to the District, and to call an election therein to authorize such annexation, including the levy of the special tax therein (as such tax is more particularly described in the Resolution of Intention) to pay for the public services proposed to be financed by the District;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, acting in its capacity as the Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, California, as follows:

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

Section 2. Written protests against the annexation of the Property to the District, or against the furnishing of specified services or the levying of a specified special tax within the District, have not been filed by fifty percent (50%) or more of the registered voters, or six (6) registered voters, whichever is greater, residing within the boundaries of the proposed annexation, nor by owners representing one-half (1/2) or more of the area of land proposed to be annexed to the District. All protests and objections, if any, are hereby overruled.

Section 3. The Legislative Body does declare the annexation of the Property to the existing District, to be known and designated as "Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56." The Legislative Body hereby finds and determines that all prior proceedings taken with respect to the annexation of the Property to the District were valid and in conformity with the requirements of law, including the Act. This finding is made in accordance with the provisions of Section 53325.1 of the Act.

Section 4. The boundaries and parcels of land to be annexed and in which the public services are to be provided and on which the special taxes will be levied in order to pay the costs and expenses for said public services are generally described as all that territory proposed to be annexed to the existing District as said property is shown on a map as previously approved by the Legislative Body, said map designated "Annexation Map No. 56 to Community Facilities District No. 2001-3, (North Perris Public Safety)," a copy of which is on file in the office of the City Clerk and shall remain open for public inspection. The map of the proposed boundaries of Annexation No. 56 to the District has been recorded in the Office of the County Recorder of Riverside County, California in Book 91, Page 1 of the Book of Maps of Assessments and Community Facilities Districts (Document Number 2023-0109503).

Section 5. The Council finds that the Services, generally described as fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as set forth in Exhibit "B" hereto are necessary to meet the increased demand put upon the City as a result of the development within Annexation No. 56.

Section 6. Except where funds are otherwise available, a special tax is hereby authorized, subject to the approval of the landowners as the eligible electors of the District, to levy annually in accordance with procedures contained in the Act, a special tax within the District, secured by recordation of a continuing lien against all nonexempt real property in the District, sufficient to pay for the Services and Incidental Expenses. The rate and method of apportionment and manner of collection of the special tax within the District is described in detail in Exhibit "A" attached hereto and incorporated herein by this reference. Exhibit "A" allows each landowner within the District to estimate the maximum amount that may be levied against each parcel.

Section 7. The Rate and Method of Apportionment of the special tax is based on the expected demand that each parcel of real property within the District will place on the Services, on the cost of making the Services available to each parcel within the Property, and on other factors. The Council hereby determines the rate and method of apportionment of the special tax set forth in Exhibit "A" to be reasonable. The special tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act and such special tax is not based upon the value or ownership of real property. In the event that a portion of the property within Community Facilities District No. 2001-3 shall become for any reason exempt, wholly or partially, from the levy of the special tax specified on Exhibit "A," the Council shall, on behalf of Community Facilities District No. 2001-3, cause the levy to be increased, subject to the limitation of the maximum special tax for a parcel as set forth in Exhibit "A," to the extent necessary upon the remaining property within the District which is not delinquent or exempt in order to yield the special tax revenues required for the purposes described herein. The obligation to pay special taxes may be prepaid as set forth in Exhibit "A." Upon recordation of a notice of special tax lien pursuant to Streets and Highways Code Section 3114.5, continuing lien to secure each levy of the special tax will attach to all nonexempt parcels within the Property and the lien shall continue in force and effect until the special tax obligation is permanently satisfied and the lien canceled in accordance with the law or until collection of the special tax by the Legislative Body ceases.

Section 8. Pursuant to Section 53325.7 and 53326 of the Act, a special election is hereby called on behalf of the District on the proposition of levying the special tax on the territory within Annexation No. 56 to the District and establishing an appropriation limit therein. The proposition relating to the District authorizing the levy of the special tax on the Property and establishing an appropriations limit shall be substantially in the form attached hereto as Exhibit "C."

Section 9. The special election for the District on the proposition of authorizing the levy of the special tax on the Property and establishing an appropriations limit shall be held on May 30, 2023.

Section 10. It is hereby found that there were not at least twelve (12) registered voters that resided within the territory of the proposed Annexation No. 56 during each of the ninety (90) days preceding the closing of the May 30, 2023 public hearing regarding the levy of the special tax on the territory within Annexation No. 56 and establishing an appropriations limit therein and, pursuant to Section 53326 of the Act, the ballots for the special election shall be distributed by personal service, or by mail, with return postage prepaid, by the Election Official, to the landowners of record within the District as of the close of the public hearing. Each landowner shall have one (1) vote for each acre or portion thereof that he or she owns within the District, as provided in Section 53326 of the Act and may return the ballot by mail or in person to the Election Official not later than 6:30 p.m. on May 30, 2023, or 6:30 p.m. on another election day mutually agreed to by the Election Official and the landowners. In accordance with Section 53326(d) of the Act, the election shall be closed and the results certified by the Election Official as soon as all qualified electors have voted.

Section 11. If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing such appropriations limit are cast in favor of levying such special tax within the District as determined by the Legislative Body after the canvass of the returns of such election, the Legislative Body may levy such special tax within the District under the Act in the amount and for the purposes as specified in this Resolution. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in this Resolution, subject to the Act, except that the special tax may be levied at a rate lower than that specified herein and the maximum annual tax rate may be lowered. Such special tax may be levied so long as it is needed to pay for the financing of the services.

Section 12. If special taxes of the District are levied against any parcel used for private residential purposes, (i) the maximum special tax rate shall not be increased over time except that it may be increased by an amount not to exceed two percent (2.00%) per year to the extent permitted in the rate and method of apportionment; (ii) such tax shall be levied in perpetuity, as further described in Exhibit "A" hereto; and (iii) under no circumstances will such special tax be increased more than ten percent (10%) as a consequence of delinquency or default by the owner of any other parcels within the District by more than ten percent.

Section 13. In the event that a portion of the property in the District shall become for any reason exempt, wholly or partially, from the levy of the special tax specified in Exhibit "A" the Council shall, on behalf of the District, increase the levy to the extent necessary upon the remaining property within the District which is not delinquent or exempt in order to yield the required payments, subject to the maximum tax.

Section 14. The Council finds that there is not an ad valorem property tax currently being levied on property within the proposed District for the exclusive purpose of financing the provision of the same services to the territory of the District as provided by the Services.

Section 15. An appropriations limit for the District is hereby established as an amount equal to all the proceeds of the special tax collected annually and as defined by Article XIIB of the California Constitution, as adjusted for changes in the cost of living and changes in population.

Section 16. The Elections Official shall cause to be published once in a newspaper of general circulation the text of Proposition A, along with a description of the election proceedings. The publication shall also state that only the qualified electors in the District may vote on the proposition and that the canvass of the election will take place in the office of the City Clerk following the close of the election. Pursuant to the petition and request, the publication of such notice has been waived by the property owner.

Section 17. The question of levying a special tax and establishing an appropriations limit shall constitute a single election pursuant to Sections 53325.7, 53326 and 53353 of the Act for the purpose of holding said election. Following the close of the election, the election shall be canvassed at the office of the City Clerk, 101 North "D" Street, Perris, California 92570.

Section 18. The Office of the City Manager, 101 North "D" Street, Perris, California 92570, (951) 943-6100, or its designee, is designated to be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and for estimating future special tax levies pursuant to Section 53340.2 of the Government Code.

Section 19. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the Legislative Body hereby establishes the following accountability measures pertaining to the levy by the District of the Special Tax described in Section 6 above:

- A. Such Special Tax with respect to the District shall be levied for the specific purposes set forth in and Section 5 hereof and Proposition A referred to herein.
- B. The proceeds of the levy of such Special Tax shall be applied only to the specific purposes set forth in Section 5 hereof and Proposition A referred to herein.
- C. The District shall establish an account or accounts into which the proceeds of such Special Tax shall be deposited.
- D. The City Manager or Finance Director, or his or her designee, acting for and on behalf of the District, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 20. The City Clerk is directed to certify and attest to this Resolution, and to take any and all necessary acts to call, hold, canvass and certify an election or elections on the levy of the special tax, and the establishment of the appropriation limit.

Section 21. This Resolution shall take effect immediately upon its adoption.

ADOPTED, SIGNED and **APPROVED** this 30th day of May 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, NANCY SALAZAR, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May 2023, by the following called vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

City Clerk, Nancy Salazar

Exhibit A

**CITY OF PERRIS
COMMUNITY FACILITIES DISTRICT NO. 2001-3
NORTH PERRIS PUBLIC SAFETY**

SPECIAL TAX RATE AND METHOD OF APPORTIONMENT

A. BASIS OF SPECIAL TAX LEVY

A Special Tax shall be levied on all Taxable Property in Community Facilities District No. 2001-3 ("District"), North Perris Public Safety of the City of Perris and collected each fiscal year commencing in Fiscal Year 2005/06 in an amount determined by the Council through the application of this Rate and Method of Apportionment of the Special Tax. All of the real property in CFD No. 2001-3 unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

B. DEFINITIONS

Act means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 and following of the California Government Code.

Administrative Expenses means the costs incurred by the City to determine, levy and collect the Special Taxes, including salaries of City employees and the fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls; preparation of required reports, and any other costs required to administer CFD No. 2001-3 as determined by the Finance Director.

Annual Cost(s) means for each fiscal year, the total of 1) the estimated cost of services provided through the Police & Fire Protection Program adopted by the City; 2) Administrative Expenses, and 3) any amounts needed to cure actual or projected delinquencies in Special Taxes for the current or previous fiscal year.

Annual Tax Escalation Factor means an increase in the Maximum Special Tax Rate each year following the Base Year in an amount not to exceed 2.00% annually.

Base Year means Fiscal Year ending June 30, 2006.

CFD No. 2001-3 means the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris.

City means the City of Perris, California.

Council means the City Council of the City of Perris as the legislative body for CFD No. 2001-3 under the Act.

RESOLUTION NUMBER XXXX

County means the County of Riverside, California.

Developed Parcel means for each fiscal year, each Parcel for which a building permit for new construction or renovations was issued prior to March 1 of the previous fiscal year.

District means the Community Facilities District No. 2001-3, ("CFD 2001-3), North Perris Public Safety of the City of Perris.

Exempt Parcel means any Parcel that is not a Residential Parcel or a Non-Residential Parcel. Exempt Parcels are exempt from the levy of Special Taxes.

Finance Director means the Finance Director for the City of Perris or his or her designee.

Fiscal Year means the period starting July 1 and ending the following June 30.

Maximum Special Tax means the greatest amount of Special Tax that can be levied against a Parcel in a given fiscal year calculated by multiplying the Maximum Annual Special Tax Rate by the relevant acres or units of the Parcel.

Maximum Special Tax Rate means the amount determined pursuant to Section D below, which will be used in calculating the Maximum Special Tax for a Parcel based on its land use classification. Each fiscal year following the Base Year, the Maximum Special Tax Rate shall be increased in accordance with the Annual Tax Escalation Factor and otherwise adjusted as provided in this Special Tax Rate and Method of Apportionment.

Maximum Special Tax Revenue means the greatest amount of revenue that can be collected in total from a group of Parcels by levying the Maximum Special Tax.

Multi-Family Unit means each multi-family attached residential unit located on a Developed Parcel.

Non-Residential Acres means the acreage of a Non-Residential Parcel. The acreage assigned to such a Parcel shall be that shown on the County assessor's parcel map.

Non-Residential Parcel means a Developed Parcel for which a building permit(s) was issued for private non-residential use. Non-Residential Parcels do not include Parcels that are intended to be, (1) publicly owned or owned by a regulated public utility, or (2) assigned minimal value or is normally exempt from the levy of general *ad valorem* property taxes under California law, including homeowners association property, public utility, public streets; schools; parks; and public drainage ways, public landscaping, greenbelts, and public open space.

Parcel means a lot or parcel shown on an assessor's parcel map with an assigned assessor's parcel number located in CFD No. 2001-3 based on the last equalized tax rolls of the County.

RESOLUTION NUMBER XXXX

Police & Fire Protection Program means a program adopted by the Council pursuant to Section 53313 of the Act for the provision, in a defined area of benefit, of police and fire protection services that are in addition to those services that would be provided to the area of CFD No. 2001-3 if CFD No. 2001-3 were not in existence.

Residential Parcel means a Developed Parcel for which a building permit(s) was issued for residential use.

Single-Family Unit means a Developed Parcel used for single-family detached residential development.

Special Tax(es) means any tax levy under the Act in CFD No. 2001-3.

Taxable Property means every Residential Parcel and Non-Residential Parcel.

Zone A means property designated as Zone A.

C. DURATION OF THE SPECIAL TAX

Duration of Special Tax for Taxable Property in CFD No. 2001-3 shall remain subject to the Special Tax in perpetuity.

D. ASSIGNMENT OF MAXIMUM SPECIAL TAXES

1. Classification of Parcels

Each fiscal year, using the Definitions above, each Parcel of Taxable Property is to be classified as either a Residential Parcel or Non-Residential Parcel. Each Residential Parcel is to be further classified as either a Single-Family Unit or as the number of Multi-Family Units located on such Parcel.

2. Maximum Special Tax Rates

TABLE 1
Maximum Special Tax Rate for Developed Property in
Community Facilities District No. 2001-3
Fiscal Year 2005/06

| Tax Status | Base Year Maximum Special Tax Rate | Tax Levy Basis |
|--------------------------------|---|-----------------------|
| Single Family Residential Unit | \$265.30 | Per Unit |
| Multi-Family Residential Unit | \$53.06 | Per Unit |
| Non-Residential Parcel | \$1,061.21 | Per Acre |

Each Fiscal Year following the Base Year of FY 2005/06, the Maximum Special Tax Rates shall be increase in accordance with the Annual Tax Escalation Factor.

RESOLUTION NUMBER XXXX

E. SETTING THE ANNUAL SPECIAL TAX LEVY

The Special Tax levy for each Parcel of Taxable Property will be established annually as follows:

1. Compute the Annual Costs using the definitions in Section B.
2. Calculate the available special tax revenues by taxing each Parcel of Taxable Property at 100.00% of its Maximum Special Tax. If revenues are greater than the Annual Costs, reduce the tax proportionately against all Parcels until the tax levy is set at an amount sufficient to cover Annual Costs.
3. Levy on each Parcel of Taxable Property the amount calculated above. No Special Tax shall be levied on Exempt Parcels.

The City shall make every effort to correctly assign the number of taxable units and calculate the Special Tax for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the tax and their Special Tax assignments.

F. ADMINISTRATIVE CHANGES AND APPEALS

The Finance Director or designee has the authority to make necessary administrative adjustments to the Special Tax Rate and Method of Apportionment in order to remedy any portions of the Special Tax formula that require clarification.

Any taxpayer who feels that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the Finance Director appealing the levy of the Special Tax. The Finance Director will then promptly review the appeal, and if necessary, meet with the applicant. If the Finance Director verifies that the tax should be modified or changed, a recommendation at that time will be made to the Council and, as appropriate, the Special Tax levy shall be corrected and, if applicable in any case, a refund shall be granted.

Interpretations may be made by Resolution of the Council for purposes of clarifying any vagueness or ambiguity as it relates to the Special Tax rate, the method of apportionment, the classification of properties, or any definition applicable to CFD No. 2001-3.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as *ad valorem* property taxes; provided; however, the City or its designee may directly bill the Special Tax and may collect the Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary to meet its financial obligation.

RESOLUTION NUMBER XXXX

Exhibit B

**COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC
SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 56**

TYPES OF SERVICES TO BE FINANCED

Fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto.

Exhibit C
OFFICIAL BALLOT
TO BE OPENED ONLY BY THE CANVASSING BOARD
COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 56
SPECIAL TAX AND APPROPRIATIONS LIMIT ELECTION
May 30, 2023

To vote, mark a cross (+) or (X) in the voting square after the word "YES" or after the word "NO." The voter should then sign the ballot. All distinguishing marks otherwise made are forbidden and will void the ballot.

This ballot is provided to **Pulte Home Company, LLC**, as owner or authorized representative of such sole owner of 26.12 acres of the land within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56 (the "Property") and represents 27 of the votes required for annexation.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Perris at 101 North "D" Street, Perris, California 92570 and obtain another.

| | |
|--|---|
| <p>PROPOSITION A: Shall the Property be annexed and shall a Special Tax be levied within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56 to pay for the provision of fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; and police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as authorized in the Resolution calling election adopted on May 30, 2023 and the Resolution of Intention referred to therein; and shall an appropriations limit be established for Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56 pursuant to Article XIIB of the California Constitution, said appropriations limit to be equal to the amount of all proceeds of the special tax collected annually, as adjusted for changes in the cost of living and changes in population, where said Maximum Special Tax Rate for Fiscal Year 2022-2023 is \$371.48 per Single-Family Residential Unit, \$74.29 per Multi-Family Residential Unit and \$1,485.95 per acre for Non-residential Parcels and is subject to an Annual Tax Escalation Factor not to exceed 2.00% annually?</p> | <p>YES <input style="width: 40px; height: 20px;" type="checkbox"/></p> <p>NO <input style="width: 40px; height: 20px;" type="checkbox"/></p> |
|--|---|

Number of votes: 27

Property Owner: **Pulte Home Company, LLC**

By: _____

ATTACHMENT 3

**RESOLUTION DECLARING RESULTS OF
ELECTION**

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 56 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 56 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

The City Council (the "Council") of the City of Perris, California (the "City"), acting in its capacity as the legislative body (the "Legislative Body") of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris (the "District"), does hereby resolve as follows:

WHEREAS, the Legislative Body called and duly held an election in the District pursuant to Resolution No. XXXX adopted on May 30, 2023 for the purpose of presenting to the qualified electors within the certain territory proposed to be annexed to the District known and designated as "Annexation No. 56" (the "Property"), a proposition for the levy of a special tax and the establishment of an appropriations limit ("Proposition A") in accordance with the method set forth in Exhibit "A" to Resolution No. 6161 adopted on April 11, 2023 (the "Resolution of Intention"); and

WHEREAS, the landowners of record within the Property as of the close of the public hearing held on May 30, 2023 unanimously consented to a waiver of the time limits for setting the election and a waiver of any written analysis, arguments or rebuttals as set forth in California Government Code sections 53326 and 53327. Such waivers are set forth in written certificates executed by the landowners which are on file with the City Clerk as election official (the "Election Official") concurring therein; and

WHEREAS, pursuant to the terms of the Resolution Calling Election and the provisions of the Mello-Roos Community Facilities Act of 1982 (the "Act"), the special election was held on May 30, 2023; and

WHEREAS, there has been presented to this Legislative Body a Certificate of the Election Official as to the Results of the Canvass of the Election Returns (the "Certificate of the Election Official"), a copy of which is attached hereto as Exhibit "A;"

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Perris, acting in its capacity as the Legislative Body of Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, California, as follows:

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

Section 2. The canvass of the votes cast in the Property to be annexed to the District at the special election held on May 30, 2023, as shown in the Certificate of the Election Official, is hereby approved and confirmed.

Section 3. Proposition A presented to the qualified electors of the Property for receipt by the Election Official on May 30, 2023, has received a unanimous vote of the qualified electors voting at said election, and Proposition A has carried. The Legislative Body is hereby authorized to take the necessary steps to levy the special tax authorized by Proposition A on the Property.

Section 4. The City Clerk is hereby directed to enter the title of this Resolution on the minutes of the Legislative Body and to indicate the official declaration of the result of such special election.

Section 5. The Legislative Body hereby determines that the Property is added to and part of the existing District with full legal effect, and hereby authorizes the levy of a special tax at the Rate and Method of Apportionment set forth in Exhibit A to the Resolution of Intention. The whole of the territory within the Property shall be subject to the special tax consistent with the provisions of the Act.

Section 6. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the Legislative Body hereby establishes the following accountability measures pertaining to the levy by the District of the Special Tax described in Section 3 above:

- A. Such Special Tax with respect to the District shall be levied for the specific purposes set forth in Proposition A and Section 3 hereof.
- B. The proceeds of the levy of such Special Tax with respect to each Improvement Area shall be applied only to the specific purposes set forth in Section 3 hereof and Proposition A referred to therein.
- C. The District shall establish an account or accounts into which the proceeds of such Special Tax with respect to each Improvement Area shall be deposited.
- D. The City Manager, Assistant City Manager and Finance Director, or his or her designee, acting for and on behalf of the District, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 7. The City Clerk is hereby directed to execute and cause to be recorded in the office of the County Recorder of the County of Riverside a notice of special tax lien in the form required by the Act, said recording to occur no later than fifteen days following adoption by the City Council of this Resolution.

Section 8. This Resolution shall take effect immediately upon its adoption.

Section 9. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

ADOPTED, SIGNED and APPROVED this 30th day of May 2023.

Mayor, Michael M. Vargas

ATTEST: _____
City Clerk, Nancy Salazar

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

I, NANCY SALAZAR, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number XXXX was duly and regularly adopted by the City Council of the City of Perris at a regular meeting held the 30th day of May 2023, by the following called vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

City Clerk, Nancy Salazar

Exhibit A

**COMMUNITY FACILITIES DISTRICT NO. 2001-3
(NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 56**

**CERTIFICATE OF THE ELECTION OFFICIAL
AS TO THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS**

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

I, NANCY SALAZAR, City Clerk in my capacity as Elections Official in the City of Perris, California, in its capacity as the legislative body of the Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, DO HEREBY CERTIFY, that pursuant to the provisions of Section 53325.4 of the Government Code and Division 15, commencing with Section 15000 of the Elections Code of the State of California, I did canvass the return of the votes cast at the Special Tax Election on May 30, 2023, held in

COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 56

I FURTHER CERTIFY that the Statement of All Votes Cast, to which this certificate is attached, shows the total number of ballots case within the Property to be annexed to the District for the Proposition, and the totals of the respective columns and the totals as shown for the Proposition are full, true and correct.

WITNESS my hand and Official Seal this 30th day of May 2023.

CITY OF PERRIS, CALIFORNIA, acting as the
LEGISLATIVE BODY OF THE COMMUNITY
FACILITIES DISTRICT NO. 2001-3 (NORTH
PERRIS PUBLIC SAFETY) OF THE CITY OF
PERRIS

By: _____

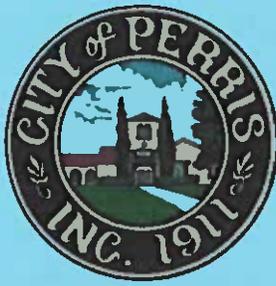
City Clerk, Nancy Salazar

**COMMUNITY FACILITIES DISTRICT NO. 2001-3
(NORTH PERRIS PUBLIC SAFETY)
OF THE CITY OF PERRIS, ANNEXATION NO. 56**

**STATEMENT OF ALL VOTES CAST
SPECIAL TAX ELECTION**

| | Qualified Landowner Votes | Total Votes Cast | YES | NO |
|--|---------------------------------|------------------------|-------|-------|
| City of Perris, Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56, Special Election, May 30, 2023 | 27 | _____ | _____ | _____ |

PROPOSITION A: Shall the Property be annexed and shall a Special Tax be levied within Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56 to pay for the provision of fire protection and suppression services, and ambulance and paramedic services including all furnishings, equipment and supplies related thereto; and police protection services, including but not limited to criminal justice services, including all furnishings, equipment and supplies related thereto, as authorized in the Resolution calling election adopted on May 30, 2023 and the Resolution of Intention referred to therein; and shall an appropriations limit be established for Community Facilities District No. 2001-3 (North Perris Public Safety) of the City of Perris, Annexation No. 56 pursuant to Article XIIB of the California Constitution, said appropriations limit to be equal to the amount of all proceeds of the special tax collected annually, as adjusted for changes in the cost of living and changes in population, where said Maximum Special Tax Rate for Fiscal Year 2022-2023 is \$371.48 per Single-Family Residential Unit, \$74.29 per Multi-Family Residential Unit and \$1,485.95 per acre for Non-residential Parcels and is subject to an Annual Tax Escalation Factor not to exceed 2.00% annually?



CITY OF PERRIS

11.C.

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: May 30, 2023

SUBJECT: Tentative Tract Map 21-05271 (TTM-38308) and Development Plan Review 21-00018 - A proposal to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate the construction of a 37-unit condominium development located on the east side of G street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APN: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc.

REQUESTED ACTION: Adopt Resolution Number (*next in order*) finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions), and approving Tentative Tract Map 21-05271 (TTM-38308) and Development Plan Review 21-00018, based on the findings and subject to the Conditions of Approval.

CONTACT: Kenneth Phung, Director of Development Services

BACKGROUND/ PROJECT DESCRIPTION:

On March 15, 2023, and April 5, 2023, the Planning Commission approved by a vote of 5-0 Development Plan Review 21-00018 and Tentative Tract Map 21-05271 (TTM-38308), respectively, for the construction of a three-story, 37-unit multi-family residential development on a proposed condominium lot totaling 1.82 acres, for individual sale and ownership.

The project site is surrounded by apartments to the east and south, a legal non-conforming single-family residence to the north, and Diamond Environmental Services (i.e., equipment rental) to the west across G Street. The surrounding properties and the project site are zoned Urban Village, which allows 3 to 5-story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use commercial block buildings. The proposed development follows the courtyard housing concept; therefore, it is consistent with the Urban Village Zone.

PLANNING COMMISSION MEETING:

The Planning Commission was supportive of the project with the following additional enhancements requested: wrought iron fencing to secure the property, replace the copper accent color on the building elevations, and include a shade structure in the playground area, which have been incorporated into the conditions of approval. In approving the project, the Planning Commission communicated that it was an attractive development that would help further spur the urban vision set forth in the Downtown Specific Plan, where residents are within walking distance

of retail businesses, offices, cultural activities (i.e., Veterans Memorial, Perris Valley Historical Museum), public amenities (i.e., Foss Field Park, Cesar E. Chavez library), and public transportation (i.e., Metrolink Station).

PROJECT DETAIL SUMMARY:

The proposed condominium development comprises ten (10) detached buildings containing 3 to 5 attached units. Each unit has three levels; the ground level includes the main door, private patio, and a two-car garage; the second floor includes living areas, and the third floor includes bedrooms. A 33-foot-wide decorative driveway proposed along S. G street provides the main access to the site and is enhanced with a raised plant median. The project also includes centrally located common open space (i.e., shade structure seating area and tot-lot), parallel parking between curb bulb-outs, and a 10-foot landscape buffer for neighborhood character along the G street frontage.

The development provides 74 spaces in garages and 8 guest parking spaces, which exceed the minimum parking requirement of the Downtown Specific Plan for multi-family residential, which is intended to provide an urban nature in the downtown, where retail businesses and offices are located within walking distance, public transportation is more accessible than in suburban areas, and higher density residential development is promoted. Thus, as proposed, the project complies with the Downtown Specific Plan as summarized in the table below:

| Parking Standards | | | | | |
|---|---------------------------------|------------------|-------------------------------|-------------------------------------|--------------------------|
| Downtown Specific Plan – Parking Standards | | | | | |
| Use | Standard | Required | Proposed | Consistent | Inconsistent |
| Multi-Family | 2 spaces/2 or more bedroom unit | 74 spaces | 74 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | - 20 2-bedroom units | | 8 guest spaces (not required) | | |
| | - 17 3-bedroom units | | | | |
| Total Parking | | 74 spaces | 82 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Total Surplus Parking | | | 8 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL DETERMINATION

The project was determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions), as the project will not have a significant effect on the environment.

RECOMMENDATION:

The Planning Commission recommends that the City Council adopt Resolution Number (*next in order*); and approve Tentative Tract Map 21-05271 (TTM-38308) and DPR 21-00018 for construction of a three-story, 37-unit multi-family residential development on a proposed condominium lot totaling 1.82 acres, based on the findings contained in the Resolution.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

City Attorney: _____
Assistant City Manager: WB
Deputy City Manager: _____

ATTACHMENTS:

1. Resolution Number (*next in order*) Approving DPR 21-00018 and Tentative Tract Map 38308 (Including Conditions of Approval).
2. Location/Aerial Map
3. Downtown Specific Plan Land Use Map
4. Tentative Tract Map No. 38308
5. Project Plans (Site Plan, Floor Plan, Building Elevations and Conceptual Landscape Plan)
6. Planning Commission Staff Report Without Exhibits – Dated March 15, 2023

Due to the size of the documents, only the staff report is included as a hard copy.

The entire staff report packet is available online at the City's Website:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-375#docan1206_1313_479

7. Planning Commission Staff Report Without Exhibits – Dated April 5, 2023

Due to the size of the documents, only the staff report is included as a hard copy.

The entire staff report packet is available online at the City's Website:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-375#docan1206_1313_479

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

ATTACHMENT 1

Resolution Number (*next in order*)
Approving DPR 21-00018 and Tentative
Tract Map 38308 (including Conditions of
Approval)

RESOLUTION NUMBER (next in order)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FINDING THE PROPOSED PROJECT CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15332, CLASS 32 IN-FILL DEVELOPMENT AND APPROVE TENTATIVE TRACT MAO NO. 38308 (PLN21-05271) TO SUBDIVIDE A 1.82 ACRE INTO ONE LOT FOR CONDOMINIUM PURPOSES AND APPROVE DEVELOPMENT PLAN REVIEW 21-00018 TO CONSTRUCT A 37-UNIT CONDOMINIUM DEVELOPMENT. THE PROJECT SITE IS LOCATED ON THE EAST SIDE ALONG G STREET AT THE TERMINUS OF E. 2ND STREET, WITHIN THE URBAN VILLAGE ZONE OF THE PERRIS DOWNTOWN SPECIFIC PLAN, SUBJECT TO CONDITIONS OF APPROVAL AND THE FINDINGS NOTED HEREIN.

WHEREAS, the applicant, Winston Liu, proposes Tentative Tract Map No. 38308 and Development Plan Review 21-00018 to subdivide 1.82 vacant acres (APNs: 310-070-001 and 310-070-002) into one lot for condominium purposes to facilitate a 37-unit residential condominium development located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (PD SP) (“Project”); and

WHEREAS, the Project’s proposed use is in accordance with the objectives of the Downtown specific plan Urban Village zone; and

WHEREAS, the Project’s proposed use is consistent with the City’s General Plan and conforms to all zoning standards and other relevant ordinances and resolutions of the City; and

WHEREAS, On March 15, 2023, the Planning Commission unanimously approved Development Plan Review 21-00018 for the construction of a 37-unit condominium development on 1.82-acres, located on the east side of G Street at the terminus of 2nd Street, subject to modification of conditions of approval requiring the applicant to explore securing the condominium development with decorative security fencing, adding shade structure over the playground area, adjusting the trash enclosure location, and working with staff on an alternate accent color for the building elevations to replace the copper accent color; and

WHEREAS, On April 5, 2023, the Planning Commission unanimously approved Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres (APNs: 310-070-001 and 310-070-002) into one lot for condominium purposes to facilitate a 37-unit residential condominium development located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (PD SP); and

WHEREAS, the applicant submitted a Development Plan Review application (DPR 21-00018) for the Project for consideration of architectural design and site layout; and

WHEREAS, Tentative Tract Map No. 38308 (PLN21-05271) has been duly noticed; and

WHEREAS, the City has complied with the California environmental Quality Act, in that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development; and

WHEREAS, a duly noticed public hearing was held on March 15, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, a duly noticed public hearing was held on April 5, 2023, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, Chapter 19.54 of the City of Perris Municipal Code (Zoning Code, Authority and Review Procedures) authorizes the City to approve, conditionally approve, or deny requests for a Development Plan Review; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all Project meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

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

Section 2. The City Council has determined that the Project is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-Fill Development.

Section 3. Based upon the forgoing, the information contained on the agenda submittal and supporting attachments/exhibits and all oral and written presentations and testimony made by City staff and members of the public at the public hearing on March 15, 2023, and April 5, 2023; the City Council further finds the following regarding Development Plan Review 21-00018 and Tentative Tract Map 38308:

Development Plan Review 21-00018

- A. *The location, size, design, density, and intensity of the proposed development and improvements are consistent with the City's General Plan and provisions of the Perris Municipal Code ("PMC"), the purposes of the Zone in which the site is located, and the development policies and standards of the City.*

The Project is zoned Urban Village. the intent of the Urban Village is to allow for mixed-use and multi-unit residential buildings with first-floor ancillary commercial uses within walking distance of Downtown and the MetroLink Station. The Urban Village is envisioned to include an interior pedestrian paseo that provides access to Downtown and the adjacent commercial district. Building heights would range from three to five stories, with parking provided on the streets as well as in parking structures and surface lots behind buildings.

The proposed location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Chapter 19.26, in that the proposed commercial building is desirable for the community and appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community.

The proposed Project is consistent with the City's General Plan, meets the intent of the Urban Village zone, and conforms to applicable provisions of the City's Zoning regulations in that appropriate conditions of approval have been developed to ensure that the use operates according to City policies and regulations to protect the public health and welfare.

- B. *The proposed Project site is physically suitable, including but not limited to parcel size, shape, access, and availability of utilities and services, for the type of development proposed.*

The proposed location of the Project is in accordance with the objectives of the Development Plan Review provisions of the City's Zoning Code, Urban Villag, and Chapter 19.26 e, in that the proposed residential buildings are desirable for the community and appropriate use that provides a new area for the public to work and ensure compatibility with surrounding uses and protect the aesthetics and public, health and welfare of the community. The Project has been designed to meet setbacks, FAR, coverages, and landscape requirements as stated in the development standards of Urban Village Zone and Chapter 19.26. furthermore, the site has been designed with added safety measures via traffic analysis as well as photometric review for added public safety and connection to all public utilities.

- C. *The proposed Project and the conditions under which it would be operated or maintained are compatible with abutting properties and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*

As conditioned, the proposed Project will not be detrimental to the public health, safety or welfare or injurious to property and improvements in the vicinity or to the general welfare of the City. Other high-density residential projects currently exist in close proximity to the Project site. Traffic control signs currently exist along G Street and 2 Street street to help provide safe access /exit to the site as stated in the Conditions of Approval to ensure safe traffic conditions.

- D. *The architecture proposed is compatible with community standards and protects the character of adjacent development.*

The Project proposes an architecturally enhanced building with varying roofline angles and heights, wood siding, and brick veneer. Colors on the façades range from white, tan, and cooper, which creates a modern yet warm palette. This meets the development standards of the Urban Village Zone.

- E. *The landscaping plan ensures visual relief and provides an attractive environment for the public's enjoyment.*

The proposed Project meets or exceeds the on-site and off-site landscape standards for the Urban Village (UV) zoning district as outlined in the City of Perris Municipal Code by providing a mix of specimen native and drought-tolerant trees, shrubs, ground cover, and annual color throughout the site to ensure visual relief and effectively frame, soften and embellish access points, building entries, parking areas, and trash enclosures.

Tentative Tract Map 38308:

- A. *Tentative Tract Map is consistent with the General Plan and Downtown Perris Specific Plan underlying land use designation of Urban Village (UV), and all other applicable Specific Plan and General Plan policies; and*

The design and improvements required for TTM 38308 is consistent with the City General Plan and PD SP Urban Village zoning, with respect to the minimum required development standards, including lot width, depth, and size. The condominium lot created by TTM 38071 will provide an adequate building site, appropriate vehicular access, and recreational opportunities at a density that is compatible with existing surrounding residential uses to the east. Further, necessary water and sewer services are available to serve the site, and the development is required through conditions and approval and mitigation measures to pay its fair share and construct transportation, drainage, and other improvements to serve the site. Therefore, the Project is consistent with the City's General Plan, Specific Plan and Zoning Ordinance.

- B. *The site is suitable for the type of development:*

As designed and through the application of the conditions of approval, the proposed subdivision, TM38308, the site is suitable for the type of development. Also, the proposed condominium subdivision is compatible with the PD SP Urban Village, which provides opportunities for multi-family development. Therefore, the proposed subdivision is compatible with surrounding land uses and zoning designations.

- C. *The proposed Project will not result in a significant adverse effect on the environment:*

The proposed Tentative Tract Map will not significantly affect the environment since the project site is in an urbanized area surrounded by development. Also, adequate public services and facilities are available to serve the project. Potential impacts to parks and recreation and infrastructure are mitigated to an insignificant level through the requirement for on and off-site impacts, fair share payments, and participation in the City's impact fee programs. Furthermore, applying the City's standard project conditions (i.e., Erosion Control Best Management Practices, Storm Water Best Management Practices, etc.) will prevent the project from creating significant environmental impacts.

- D. The proposed Project will not have a negative effect on the public's health, safety, or general welfare.*

The proposed Tentative Tract Map will not have a negative effect on public health, safety, or general welfare. The design of the subdivision is in conformance with the City's General Plan, Zoning Code, Downtown Perris Specific Plan, and Subdivision Ordinance. As conditioned, the developer is required to pay its fair share towards or construct improvements in order to comply with all applicable City ordinances, codes, and standards, which are intended to protect public safety, health, and welfare. Adequate services are available and in close proximity to serve the subdivision, and no hazardous situations are created through the subdivision. As such, TTM 38308 will not have a negative effect on public health, safety, or the general welfare of the City of Perris residents.

- E. The Project is in compliance with the Subdivision Map Act.*

The design of subdivision TTM 38308 is in compliance with the Subdivision Map Act, as the lots created by the subdivision are of adequate size to support future residential condominium development as intended. The proposed subdivision is consistent with the standards outlined for the Urban Village (UV) Zoning District and all applicable provisions of the City's Subdivision and Zoning Codes Title 18 & 19). Therefore, TTM 38308 complies with the Subdivision Map Act.

Section 4. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearings on March 15, 2023, and April 5, 2023, the City Council finds the Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Article 19 of the California Environmental Quality Act (CEQA) under section 15332, Class In-Fill development and approves Development Plan review 21-00018 to construct a 37-unit condominium community on 1.82 acres. The project site is located on the east side along G street at the terminus of E. 2nd Street, within the Urban Village (UV) Zone of the Perris Down Town Specific Plan, subject to the attached Conditions of Approval, which are attached hereto, and incorporated herein by this reference, as Attachment A.

Section 5. Based upon the forgoing and all oral and written statements and reports presented by City staff and members of the public, including, but not limited to, all such statements and reports (including all attachments and exhibits) presented at its public hearing on April 6, 2022.

Section 6. The City Council declares that should include any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this Resolution shall remain in full force and effect.

Section 7. The Mayor shall sign this Resolution, and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 30th day of May 2023.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY CERTIFY that the foregoing Resolution Number (next in order) was duly adopted by the City Council of the City of Perris at a regular meeting of said Planning Commission on the 30th day of May 2023, and that it was so adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

City Clerk, Nancy Salazar

Attachments:

A. Conditions of Approval (Planning, Engineering, Public Works, Fire, and Building)

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

CONDITIONS OF APPROVAL

Tentative Tract Map 38308 (PLN21-05271)

April 5, 2023

PROJECT: Tentative Tract Map No. 38308 (PLN21-05271) – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DT SP) (APNs: 310-070-001 and 310-070-002). **Applicant:** Winston Liu of W&W Land Design Consultants, Inc.

General Requirements:

1. **Development Standards.** The project shall conform to all requirements of the Perris Downtown Specific Plan and City of Perris Municipal Code Title 19.
2. **Development Plan Review (DPR) 21-00018.** All previously approved conditions for DPR 21-00018 shall apply to this Tentative Tract Map.
3. **Tract Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of six (6) one-year extensions to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Map approval.
4. **Perris Elementary School District and Perris Union High School District.** The proposed subdivision shall adhere to the standard requirements and mitigation fees established by the *Perris Elementary School District and Perris Union High School District*.
5. **Property Maintenance.** The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance.
6. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless the City and any agency or instrumentality thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, and agents, to attack, set aside, void, annul, or seek monetary damages resulting from approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **TTM 38308 (PLN21-05271)**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in defense of the action.

7. **Building Official/Fire Marshal.** The proposed project shall adhere to all requirements of the Building Official/Fire Marshal. Fire hydrants shall be located on the project site pursuant to the Building Official. The applicant shall submit a fire access and fire underground plan prior to construction drawings. Water, gas, sewer, electrical transformers, power vaults and separate fire/water supply lines (if applicable) must be shown on the final set of construction plans pursuant to the requirements of the Building Official. All Conditions of Approval shall be included on building plans.
8. **Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated **February 10, 2023**.

Prior to Final Tract Map Approval.

9. **Final Tract Map Approval.** Prior to the issuance of grading permits, a final map application shall be submitted to the Planning Division with payment of appropriate fees for review and approval concurrently with the application to the City Engineer. The developer shall obtain the following clearances or approvals prior to Final Map Recordation:
 - a. Verification from the Planning Division that all pertinent conditions of approval have been met as mandated by the Perris Municipal Code.
 - a. Any other required approval from an outside agency.
 - b. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to the issuance of a Certificate of Occupancy. This condition shall apply only to districts existing at the time the project is approved (or all requirements have been met for a certificate of occupancy, as applicable). Such districts may include but are not limited to the following:
 - i. Landscape Maintenance District No. 1;
 - ii. Flood Control Maintenance District No. 1;
 - iii. Maintenance District No. 84-1;
 - iv. Perris South Public Safety Community Facilities District 2001-3; and
 - v. Community Facilities District No. 2018-02 (public services district)
 - vi. Any other pertinent district.
10. **CC&Rs.** Prior to the recordation of the Final Map, the developer shall submit and obtain approvals for any Covenants, Conditions, and Restrictions (CC&Rs) to set the rules for the Homeowner's Association (HOA), subject to the review and approval of the Department of Development Services and the City Attorney's office. The CC&Rs shall include:
 - a. Establishment of a Homeowner's Association for the residential development. The

association shall be responsible for the maintenance of all common facilities including but not limited to common open space areas and amenities therein, and guest parking spaces, security lighting, and security fencing and gates.

- b. Provision for mutual access for all owners.
- c. The prohibition of recreational vehicle parking within the project area.

The common usable space shall remain in common ownership of all property owners. The CC&Rs shall be recorded with the final map.

Prior to Issuance of Occupancy Permits:

- 11. **Disclosure Statements.** The developer shall record a disclosure on each lot and provide a disclosure to the purchaser of each lot for potential noise impacts from March Air Reserve Base and the aviation easement granted to the City of Perris and to the March Inland Port Airport Authority, and potential noise impacts from the Perris Valley Airport.

End of conditions

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

PLANNING COMMISSION CONDITIONS OF APPROVAL

Development Plan Review 21-00018

March 15, 2023

PROJECT: Proposal to construct a 37-unit condominium community on 1.82 acres. The project site is located on the east side along G street at the terminus of E. 2nd Street, within the Urban Village (UV) Zone of the Perris Down Town Specific Plan (DTSP). APN: 310-070-001 and 002.
Applicant: Winston Liu of W&W Land Design Consultants, Inc.

General Requirements:

1. **Municipal Code and Specific Plan Compliance.** The project shall conform to the Downtown Specific Plan Urban Village zone standards of the city of Perris Municipal Code.
2. **Future Obligation of Buyers and Lessees.** All future buyers and lessees shall be informed of their obligation to comply with these Conditions of Approval. The applicant shall provide a copy of these conditions and inform the buyer or lessee of their obligation to maintain compliance with all local and City ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
3. **Expansion of Use.** No expansion of the site or the use shall occur without subsequent reviews and approvals from the Planning Division.
4. **Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
5. **City Ordinances and Business License.** The subject business shall maintain compliance with all local and City Ordinances, including but not limited to an annual fire inspection and maintenance of a City business license.
6. **Payment of Notice of Exemption (NOE).** Within five (5) days of Planning Commission approval, the applicant shall file electronically a Notice of Exemption (NOE) and administrative \$50.00 fee to the "Riverside County Clerk's Office". A copy of the recorded NOE shall be provided to the Planning Division for record keeping purposes.
7. **Conformance to Approved Plans.** The proposed use will operate in accordance with the March 15, 2023 Planning Commission meeting approval, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.

8. **Graffiti** located on site shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times. Graffiti shall be painted over in panels and not patches. In addition, will match color of wall or material surface. Furthermore, applicant shall apply an anti-graffiti coating on walls.
9. **Building & Safety Division.** The project shall comply with all Conditions of Approval by the Building and Safety Department dated January 16, 2021.
10. **ADA Compliance.** The project shall conform to all disabled access requirements in accordance with the State of California, Title 24, and Federal Americans with Disabilities Act (ADA).
11. **Fire Department Conditions.** The project shall comply with all Conditions of Approval by the Fire Department dated November 17, 2021, consisting of the following requirements.
 - a. Provide a fire flow report that has been completed within the last 6 months. The test flow shall be completed from the closest fire hydrant to the property. A minimum of 1,500 GPM @ 20 psi for 2-hours is required. CFC § 507.3
 - b. Provide a stand-alone fire department access plan. The fire department access plan shall show compliance with CFC § 503 and City of Perris Access Guideline and all applicable subsections. The guideline can be obtained <https://www.cityofperris.org/home/showpublisheddocument/2405/637216987049700000> . At a minimum the access plan shall address the following items:
 - Location of the access road. CFC § 503.1.1
 - Width of the access road. CFC § 503.2.1
 - Vertical clearance. CFC § 503.2.1
 - Inside and outside turning radii. CFC § 503.2.4
 - Road weight capacity. CFC § 503.2.3
 - Identify the type of roadway surface (concrete, asphalt, pavers, etc.). CFC § 503.2.3
 - Road grade (distinguish changes in 2.5% increments), CFC 503.2.7
 - Turn-arounds for dead-end access greater than 150' per CFC § 503.2.5 &
 - Location and details of "Fire Lane - No parking sign" and/or red curb marking CFC § 503.3
 - Location of all fire hydrants within 500 feet to the new structures. CFC § 507.5
 - Identify all gates/fences that obstruct the fire department path. CFC § 503.6
12. **Public Works.** The project shall adhere to the requirements of the Public Works Department as indicated in the attached Conditions of Approval dated March 8, 2022.
13. **City Engineering.** The Project shall comply with all requirements of the City Engineer's Conditions of Approval dated February 10, 2023.

14. **Sign Application.** A separate sign application will be required for any signs.
15. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City concerning **Development Review (DPR) 21-00018**. The City shall promptly notify the applicant of any claim, action, or proceeding for which indemnification is sought, and shall further cooperate fully in the defense of the action.
16. **Southern California Edison (SCE).** The developer/owner shall contact Southern California Edison SCE area service planner (951 928-8323) to complete the required forms prior to commencement of construction. No grading permits shall be issued until a letter from SCE is received by the City Engineer indicating electrical service will be placed underground.
17. **Waste Hauling and Disposal.** The project shall use only the City-approved waste hauler for all construction and other waste disposal.
18. **On-site & Off-site Utilities.** All utilities attached to buildings, including meters and utility boxes, shall be painted to match the wall of the building to which they are affixed. These facilities shall also be screened from the public right-of-way by landscaping or physical barrier such as a wall.
19. **Site Lighting Plan.** The site lighting plan shall conform to the requirements of the City's adopted Mount Palomar Ordinance and be submitted to the Planning Division for final review and approval. Full cutoff fixtures shall be used to prevent light and glare above the horizontal plane of the bottom of the lighting fixture. A minimum of one (1) foot-candle of light shall be provided in parking and pedestrian areas. All lighting shall be shielded downward to prevent light pollution to spill over onto adjacent parcels.
20. **Trash Enclosure.** The trash enclosure shall be constructed as presented in the development plans approved by the Planning Commission.
21. **Screening of Roof-Mounted Equipment.** Proper screening shall prevent public views of all HVAC equipment.
22. **Outstanding Fees.** Any outstanding processing fees due to the Planning Division shall be paid.
23. **Construction Practices.** To reduce potential noise and air quality nuisances, the following items shall be listed as "General Notes" on the construction drawings:

- a. Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m., on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g., interior painting) are not subject to these restrictions.
- b. Stationary construction equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
- c. Construction routes are limited to City of Perris designated truck routes.
- d. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- e. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City. Also, a board shall be placed at the subject site to include person and phone number for the public to call in case of dirt and dust issues.
- f. Project applicants shall provide construction site electrical hook ups for electric hand tools such as saws, drills, and compressors, to eliminate the need for diesel powered electric generators or provide evidence that electrical hook ups at construction sites are not practical or prohibitively expensive.

24. Property Maintenance. The project shall comply with provisions of Perris Municipal Code 7.06 regarding Landscape Maintenance and Chapter 7.42 regarding Property Maintenance. In addition, the project shall comply with the one-year landscape maintenance schedule identified in Public Works Department Condition of Approval No. 5, dated March 08, 2022.

Prior to Building Permit Issuance:

28. Prior to building permit issuance, the applicant shall update the plans to provide a 36-inch wide concrete sidewalk between the southerly building wall and parking stalls. The landscaped finger areas shall be widened to align with the width of all emergency exits located at the southerly building wall to provide continuous connectivity of the concrete sidewalk.

29. **Fees.** The developer shall pay the following fees prior to the issuance of building permits:
- a. Stephen's Kangaroo Rat Mitigation Fees of \$500.00 per acre;
 - b. Multiple Species Habitat Conservation Plan fees currently in effect;
 - c. Current statutory school fees to all appropriate school districts;
 - d. Any outstanding liens and development processing fees owed to the City.
 - e. Appropriate City Development Impact Fees in effect at the time of development.
30. **Landscaping Plans.** Prior issuance of building permits, three (3) copies of Construction Landscaping and Irrigation Plans shall be submitted to the Planning Division for approval, accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a California registered landscape architect and conformed to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. The landscaping shall be consistent with the conceptual landscape plan, except as required below. Plans shall be revised to include the following:
- a. The planter proposed to include decomposed granite proposed along the street frontage and at the main entrance shall include plant materials to provide visual interest from the public right of way for compliance with the Downtown Specific Plan.
31. **Wall and Fence Plan.** The project is required to erect a decorative 6-foot-high split face concrete wall with trim cap at the rear side of the property to buffer adjacent residential homes from noise and views associated with the proposed loading and parking areas..
32. **Construction Plans.** All Planning Division and Engineering Department Conditions of Approval, shall be reproduced in full on construction drawings and grading plans, immediately following the cover sheet of such plans. Each Condition shall be annotated on the construction plans for ease of reference (i.e., sheet and detail numbers).

Prior to Grading Permit Issuance:

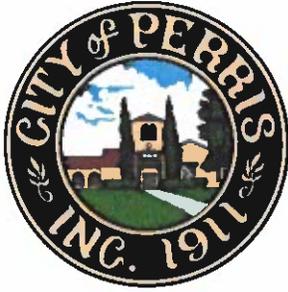
33. **Precise Grading Plans.** Precise grading plans shall be submitted to the City Engineer for review and approval. Grading plans shall be consistent with approved development plans.
34. **Final Water Quality Management Plan (FWQMP).** Prior to issuance of grading permits a FWQMP is required to be submitted. To mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from the long-term operation of the project, the applicant shall develop, receive approval from the City, and implement a FWQMP. The FWQMP shall contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the Preliminary WQMP and developed in compliance with the MS4 permit. The FWQMP shall specifically identify pollution prevention, source control, treatment control measures, and other Best Management Practices (BMPs) that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum

extent practicable. The FWQMP shall substantially comply with site design, source control and treatment control BMPs proposed in the approved Preliminary Water Quality Management Plan (PWQMP).

Prior to Issuance of Occupancy Permits:

35. **Assessment and Community Facilities Districts.** The project shall be annexed into any assessment, community facilities, or similar district that provides funding for maintenance, services, or public improvements that benefit the project. The costs and benefits shall be described in the applicable district and annexation documents. The developer shall complete all actions required to complete such annexation prior to issuance of a Certificate of Occupancy. See Public Works/Engineering Conditions of Approval.
36. **On-Site Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for final landscape inspection after all the landscaping and irrigation has been installed and is completely operational. Before calling for a final inspection, a "Certificate of Compliance" form shall be completed and signed by the designer/auditor responsible for the project, and submitted to the project planner for approval.
37. **Final Inspection.** The applicant shall obtain occupancy clearance from the Planning Division by scheduling a final Planning inspection after final sign-offs from the Building Division and Engineering Department. Planning Staff shall verify that all pertinent conditions of approval have been met. The applicant shall have all required paving, parking, walls, site lighting, landscaping and automatic irrigation installed and in good condition.

END OF CONDITIONS



CITY OF PERRIS

STUART E. MCKIBBIN, CONTRACT CITY ENGINEER

CONDITIONS OF APPROVAL

P8-1502
February 10, 2023
DPR 21-00018 – TTM 38308
Grace Su
G St. at 2nd St.
APNs 310-070-001 & -002
Lots A & B – Blk 3 – MB 016/078

With respect to the Conditions of Approval for the above referenced project, the City of Perris requires that the developer provide the following street improvements and/or road dedications in accordance with the City of Perris Municipal Code Title 18. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and that their omission may require resubmittal for further consideration. These Ordinances and the following conditions are essential parts and requirements occurring in one is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditions shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office.

In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic Impact Analysis, the most stringent in the opinion of the City shall prevail.

General Conditions:

1. The developer/property owner shall secure City's and appropriate agencies clearances and approvals of the improvement plans.
2. The project grading shall be in a manner to perpetuate existing natural drainage patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and

City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

3. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Prior to Recordation of the Tract Map:

4. The developer/property owner shall have approved improvement plans, executed subdivision agreement and posted securities.

5. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street Improvement Plans
- c. Storm Drain Improvement Plans
- d. Signing and Striping Plans
- e. Water and Sewer Improvement Plans
- f. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- g. Geotechnical Report
- h. Hydrology and Hydraulic Report
- i. Final WQMP (for reference)

The design shall be in conformance with Eastern Municipal Water District (EMWD), Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

6. G Street is classified as a Collector (60'/40') per the General Plan. Adequate right-of-way shall be dedicated on G Street along the property frontage to accommodate a 30 foot half width dedicated right-of-way.

7. All rights-of-way and easements shall be offered for dedication to the public or other appropriate agencies and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.

8. Relinquish and waive rights of access to and from G Street on the Map other than the access opening as shown on the tentative map.

9. In the event that offsite property is required to complete the improvements, the developer/property owner shall make a good faith effort to acquire required offsite property interests, and if he or she should fail to do so, the developer/property owner shall, prior to submittal of the Final Map for recordation, enter into an agreement to complete the improvements. The agreement shall provide for payment by the developer/property owner of all costs incurred by the City to acquire the offsite property interests required in connection with the subdivision. Security of a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer/property owner (at developer/property owner cost). The appraiser shall be approved by the City prior to commencement of the appraisal.

10. The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed and existing streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.

Prior to Issuance of Grading Permit:

11. The developer/property owner shall submit the following to the City Engineer for review and approval:

- a. Onsite Precise Grading Plan and Erosion Control Plans; plans shall show the WDID No.
- b. Street Improvement Plans
- c. Storm Drain Improvement Plans
- d. Signing and Striping Plans
- e. Street Light Plans prepared by a registered Electrical Engineer per City of Perris Safety Lighting Standards
- f. Geotechnical Report
- g. Hydrology and Hydraulic Report
- h. Final WQMP (for reference)

The design shall be in conformance with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of Perris and ADA most recent standards, criteria and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.

12. All generated onsite and offsite runoff shall be collected and conveyed via underground drainage facilities and shall be connected to the existing storm drain system in G Street.

13. The ramps at the driveway shall include wet set concrete truncated domes in compliance to ADA standards and requirements.

Prior to Issuance of Building Permit:

14. Water and sewer Improvement Plans, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval.

15. Fire Department approval of the Water Improvement Plan is required prior to City Engineer's approval.

16. Paved access shall be provided to the proposed buildings per the Precise Grading Plans.

17. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of Certificate of Occupancy:

18. G Street (Collector - 60'/40') along the property frontage within the dedicated right-of-way shall be improved to provide for a 30 foot wide AC pavement (using a TI of 6.0 and PG 64-10), 6 inch curb and gutter generally located 18 feet east of street centerline, 6 foot wide sidewalk and streetlights subject to the photometric analysis, per City of Perris, County of Riverside and Caltrans standards.

The street design, bulbouts, sidewalk extensions, crosswalks, and paving materials shall be per Downtown Specific Plan standards as approved by Planning Department, Public Works Department and the City Engineer.

19. The conditions of the existing pavement on G Street along the property frontage shall be evaluated by the developer/property owner to determine the extent of pavement rehabilitation as approved by City Engineer. If the existing pavement is in good condition, the developer/property owner may use grind and overlay technique as determined by the City Engineer.

20. The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer.

21. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during the development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the City Engineer. Any survey monuments damaged or destroyed shall be reset by qualified

professional pursuant to the California Business and Professional Code
8771.

Stuart E. McKibbin
Contract City Engineer



CITY OF PERRIS

PUBLIC WORKS DEPARTMENT

Weed Abatement

NPDES Services

Flood Control and Landscape Districts

MEMORANDUM

Date: March 08, 2022

To: Alfredo Garcia, Planner

From: Michael Morales, CIP Manager

By: Chris Baldino, Landscape Inspector CB

Subject: DPR 21-00018 – Conditions of Approval

Proposal of a 37-unit residential development Condominium Project on 1.82 acres.
Located within the Downtown Specific Plan on G Street at terminal of 2nd Street.

-
1. **Dedication and/or Landscape Maintenance Easement.** Offer of Dedication and Landscape Maintenance Easement for City landscape maintenance district shall be provided as follows:
 - **G Street** - Provide offer of dedication as needed to provide for full half width Street (60' ROW / 30' Half width, curb gutter, sidewalk, and off-site landscaping requirements, per City General Plan, including a minimum public parkway plus an additional 2' of landscape easement, totaling a 12' public parkway from face of curb. Provide a colored concrete intersection with stamped concrete crosswalk.
 2. **Landscape Maintenance Easement and Landscape Easement Agreement.** The developer shall provide, for review and approval, an Offer of Dedication and certificate of acceptance, complete with legal plat map and legal description to the City of Perris. In addition, if required by the City of Perris, the Developer shall provide a landscape easement and Landscape easement agreement of 1 additional foot for parkway landscaping, acceptable to the City of Perris. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.
 3. **Landscaping Plans.** Three (3) copies of Construction Landscaping and Irrigation Plans for the off-site landscaping, including any medians or other landscape areas along the dedications shall be submitted to the Planning Department for approval and shall be accompanied by the appropriate filing fee. The landscape and irrigation plan shall be prepared by a registered landscape architect and conform to the requirements of Chapter 19.70 of the Municipal Code. The location, number, genus, species, and container size of the plants shall be shown. This landscape plan shall be titled "Off-site Landscape Plan for DPR 21-00018" and shall be exclusive of any private property, on-site landscaping. Elements of the Landscape Plan shall include but not be limited to:
 - a. **Landscape Limits** – Limits of right-of-way areas or easement areas, defined by concrete mow curb, fully dimensioned, that are to be annexed into the Landscape Maintenance District. A planting palette and hardscape plan intended to meet the design intent of the Landscape Guidelines in effect for the area; or if no such guidelines exist the design intent of neighboring development, as determined by the Engineering

Administration and Special Districts Division, including:

- **G Street** – Developer shall be required to install new landscape and irrigation within new parkway along G street. Trees to be *Koelreuteria Bipinnata*, 'Chinese Flame Tree'. Use of drought resistant shrubs and groundcover, including but not limited to the following: *Raphiolepis*, Kanagarro Paws, *Diets Bicolor*, *Hermercolasis Hybrid Day Lily*, *Nandina Domestica Harbor Dwarf* and *Myoporum parvifolium 'Putha Creek'*.
 - **Decorative Double Head Street Light** – The Developer shall be required to provide decorative streetlights with a third pedestrian luminaire per the Downtown Specific Plan.
 - **Decorative Intersection at G Street and 2nd Street / Crosswalk** – The developer shall be required to install a Mid decorative intersection at 2nd & G street. Crosswalks shall be constructed of decorative colored concrete pavement (stamped colored concrete) to clearly mark the pedestrian crossing zone, per sections 3.4 Vision Plan and 5.6 Street Standards, of the Downtown Specific Plan. Colors shall match colors provided in the D street Public Area Enhancement Plan.
- b. **Irrigation** – A list of irrigation system components intended to meet the performance, durability, water efficiency, and anti-theft requirements for Special District landscape areas as determined by the Engineering Administration and Special Districts Division. Components shall include, but not be limited to Salco or equal on flexible PVC risers, Sentry Guard Cable Guard and Union Guard, and backflow Wilkens Model 375 (or equal). Controller shall include an ET based controller with weather station that is centrally controlled capable and wi-fi ready (WeatherTrak ET Pro3 Smart Controller, or equal, with Rain Sensor). At the discretion of the Engineering Administration and Special Districts Division public landscape areas utilizing no more than 6 valves/stations, programmed to irrigate consecutively, and none simultaneously, may propose the use of an alternative ET based controller with weather station that is centrally controlled capable and wi-fi ready, such as the Weathermatic System or equal. Proposed system shall be complete with wireless weather station, aircard with flow, one year bundle service, blade antenna and flow sensor.
- c. **Benefit Zone Quantities** – Include a Benefit Zone quantities table (i.e. SF of planting areas, turf, number of trees, SF. of hardscape, etc.) in the lower right hand corner of the cover sheet for off-site landscape areas, indicating the amount of landscaping the district will be required to maintain.
- d. **Meters** – Each District is required to be metered separately. All electrical and water meters shall be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene and away from street intersections. Show location of separate water and electrical utility meters intended to serve maintenance district areas exclusively. Show locations of water and electrical meter for landscape district. Show location of water and electrical meter for flood control district. Show location of electrical meter for Traffic signal and street lighting district, on respective plans. Coordinate location of meters on landscape and civil engineering plan.
- e. **Controllers** - The off-site irrigation controllers are to be located within the right of way (preferably within the off-site landscape area). All point of connection equipment including irrigation controller pedestals, electrical meter pedestals, and backflow preventers are to be located in locations that are easily accessible to maintenance staff while not visually obtrusive in the street scene, and away from street intersections. Backflow preventers are to be screened on at least three sides with (5) gallon plant material. The fourth side shall be open to the back of the landscape area in order to allow the backflow cage to be opened without interference with plant materials. Backflow cages shall meet the required City of Perris Engineering

Standards in effect at the time of approval.

- f. **Recycled Water** - If applicable. The project landscape architect shall coordinate with EMWD to verify if the site will be served with recycled water and design all irrigation and landscape plans to meet the requirements of EMWD and provide additional irrigation components as needed.
 - g. **EMWD Landscape Plan Approval** – The project landscape architect shall submit a copy of all irrigation plans and specifications to EMWD for approval. The project landscape architect must confirm with EMWD that the plans have been approved by EMWD and submit written proof of approval by EMWD prior to the City approving the final Landscape Plans. Until the final landscape plan has been approved by the City of Perris, the maintenance areas depicted cannot be accepted by the City for maintenance. The developer shall coordinate both reviews to ensure acceptability of plans by both EMWD and the City of Perris, prior to approval by either agency.
 - h. **Landscape Weed Barrier** - Weed cloth with a minimum expected life of 10-years shall be required under all gravel, rock, or cobble areas.
 - i. **Wire Mesh and Gravel at Pull Boxes-** Provide wire mesh and gravel layer within valve boxes to prevent rodent intrusion.
 - j. **Concrete Maintenance Band at Medians and Mortar Cobble turn Land** – Provide 12” wide concrete maintenance band (safety edge) around entire median. At turn pockets provide mortared cobble creek bed, round stone sized 6” to 12”.
 - k. **Perimeter Walls Graffiti Coating** – Provide anti-graffiti coating at all perimeter walls. Acceptable products shall include Vitrocem Anti-Graffiti Coating or equal.
4. **Landscape Inspections.** The project applicant shall inform the on-site project manager and the landscape contractor of their responsibility to call for only “OFF-SITE” landscape and irrigation inspections at the appropriate stages of construction. Inspections shall be scheduled at least two-working days (Monday through Friday) prior to actual inspection. Contact Public Works-Engineering Administration/Special Districts at (951) 657-3280 to schedule inspections.
- **Inspection #1** - Trenches open, irrigation installed, and system pressurized to 150 PSI for four hours.
 - **Inspection #2** - Soil prepared, and plant materials positioned and ready to plant.
 - **Inspection #3** - Landscaping installed, irrigation system fully operational, and request for “Start of 1 year Maintenance Period” submitted, with all required turn-over submittal items provided to Public-Works Engineering Administration/Special Districts.
 - **Turn-Over Inspection**– On or about the one-year anniversary of Inspection #3, Developer shall call for an inspection to allow the City to review and identify any potential irrigation system defects, dead plants, weed, debris or graffiti; stressed, diseased, or dead trees; mulch condition, hardscape or other concerns with the landscape installation; or to accept final turn over of the landscape installation. At his sole expense, the Developer shall be responsible for rectifying system and installation deficiencies, and the one-year maintenance period shall be extended by the City until all deficiencies are cured to the satisfaction of the City. If in the opinion of the City’s Landscape Inspector the landscape installation is in substantial compliance with the approved landscaping plans, the irrigation and communication

system is functioning as intended, and the landscape installation is found to be acceptable to the City, then the Inspector shall recommend to the City's Special District Coordinator to accept turn-over of water and electrical accounts, wi-fi communication contracts and the entire landscape installation.

5. **One Year Maintenance and Plant Establishment Period**-The applicant will be required to provide a minimum of a one (1) year maintenance and plant establishment period, paid at the sole expense of applicant. This one-year maintenance period commences upon the successful completion of Inspection #3 discussed above, and final approval by the City. During this one-year period the applicant shall be required to maintain all landscape areas free of weeds, debris, trash, and graffiti; and keep all plants, trees, and shrubs in a viable growth condition. Prior to the start of the one-year maintenance period, the Developer shall submit a weekly Landscape Maintenance Schedule for the review and approval by the City's Special Districts Division. City shall perform periodic site inspections during the one-year maintenance period. The purpose of these periodic inspections is to identify any and all items needing correction prior to acceptance by the City at the conclusion of the one-year maintenance period. Said items needing correction may include but are not limited to: replacement of dead or diseased plant materials, weeding, replenishment of mulches, repair of damaged or non-functioning irrigation components, test of irrigation controller communications, etc. During this period, the City shall begin the annual assessment of the benefit zone in preparation for the landscape installation turn-over to City maintenance staff.
6. **Street/Off-Site Improvements.** The applicant shall submit street improvement plans, accompanied by the appropriate filing fee to the City Engineering Department. Details of treatments off-site improvements, including lighting shall meet both the City Engineer's Design Guidelines, and the additional requirements of the Engineering and Special Districts Division. Components shall include, but not be limited to:
 - a. **Street Lighting**-If Street lighting is required, lighting shall meet the type, style, color and durability requirements, necessary for energy efficiency goals, maintenance and longevity of improvements of the City Engineer's Office. As determined by the City, new streetlights may be required to be deeded to City of Perris, and not SCE. Street lights deeded to City of Perris shall be constructed per LS-3 account billing standard, which shall include an individually metered pedestal for streetlights.
 - b. **Acceptance By Public Works/Special Districts**- Lighting District facilities required by the City Engineer's Office shall be installed and fully operational and approved by final inspection by the City Engineer's Office, and the City's Consulting Traffic Signal Inspection Team (Riverside County TLMA) at (951) 955-6815. Prior to acceptance for maintenance of "Off-site" traffic signal and lighting facilities by the Public Works-Engineering and Administration Division/Special Districts, the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items. Prior to acceptance into Lighting District 84-1, coordinate turn-over information pertaining to Street Lights, and Traffic Signal Electrical/SCE Service Meters with Wildan Financial Services, the City's Special Districts Consulting Firm at (951) 587-3564. (i.e. Provide electrical meter number, photo of pedestal, and coordinate "request for transfer of billing information" with SCE and City for all new service meters). Developer shall pay 18-month energy charges to the City of Perris for all off-site street lighting. Call Wildan Financial Services, Inc. for amount due, and to obtain receipt for payment. Obtain and provide a clearance form from Riverside County TLMA indicating completion of all punch list items from traffic signal construction. Submit one large format photo-copy of Traffic Signal as-built plans and timing sheets.
7. **Water Quality Management Plans.** The applicant shall submit a Preliminary and Final WQMP, accompanied by the appropriate filing fee to the Planning Department and City Engineering Department, respectively. Details

for treatment control facilities shall meet both the Riverside County WQMP Design Guidelines, and the additional requirements of the Engineering and Special Districts Division intended to reduce long term maintenance costs and longevity of improvements. Components shall include, but not be limited to:

- **Storm Drain Screens-**If off-site catch basins are required by the City Engineer's Office, connector pipe screens shall be included in new catch basins to reduce sediment and trash loading within storm pipe. Connector pipe screens shall the type, style, and durability requirements of the Public Work's Engineering Administration and Special Districts Division.
- **WQMP Inspections-** The project applicant shall inform the on-site project manager and the water quality/utilities contractor of their responsibility to call for both "ON-SITE" and OFF-SITE" WQMP Inspections at the appropriate stages of construction. Contact CGRM at (909) 455-8520 to schedule inspections.
- **Acceptance By Public Works/Special Districts-**Both on-site and off-site flood control/water quality facilities required for the project, as depicted in the Final WQMP, shall be installed and fully operational, and approved by final inspection by the City's WQMP Consultant, CGRM. The Developer shall obtain a final Clearance Letter from CGRM indicating compliance with all applicable Conditions of Approval for the approved WQMP. The developer shall deliver the same to the Public Works-Engineering and Administration Division/Special Districts. In addition, prior to acceptance by the City, the developer shall submit a Covenant and Agreement describing on-going maintenance responsibilities for on-site facilities per the approved WQMP, to the Public Works Engineering Administration and Special Districts Division. The Public Works Engineering Administration and Special Districts Division will review and approve the Covenant and Agreement. The City shall record the same with the Riverside County Recorder's Office, and the recorded instrument shall be returned to the City Clerk of the City of Perris for filing.

8. **Flood Control District #1 Maintenance Acceptance.** Flood Control District facilities required by the City Engineer's Office shall be installed and fully operational, and approved by final inspection by the City Engineer's Office. Prior to acceptance for maintenance of "Off-site" flood control facilities by the Public Works-Engineering and Administration Division/Special Districts the developer shall contact the Public Works Special Districts Division at (951) 657-3280 to schedule the delivery of all required turn-over submittal items including as-built storm drain plans in electronic PDF format, one large format photo-copy of as-built plans, storm drain video report in electronic format, and hardcopy of video report with industry standard notations and still photos made during video runs (i.e. facilities sizes, off-sets or damage, facility type, dirt and debris, etc.). The flood control facilities shall be turned over in a condition acceptable to the City, and the developer shall make all necessary repairs and perform initial maintenance to the satisfaction of the City.
9. **Assessment Districts.** Prior to permit issuance, developer shall deposit \$5,250 per district, \$15,750 total due. Payment is to be made to the City of Perris, and the check delivered to the City Engineer's Office. Payment shall be accompanied by the appropriate document for each district indicating intent and understanding of annexation, to be notarized by property owner(s):
 - **Consent and Waiver for Maintenance District No. 84-1** – New decorative street lighting proposed by the project, as determined by the City Engineer
 - **Consent and Waiver for Landscape Maintenance District No. 1** – New off-site parkway landscape and decorative intersection proposed by the project on G Street.

- ***Petition for Flood Control Maintenance District No. 1*** -For Off-site Flood Control Facilities proposed by the project, as determined by the City Engineer.

- Original notarized document(s) to be sent to:
Daniel Louie
Wildan Financial Services
27368 Via Industria, #200
Temecula, CA 92590

- a. Prior to final map recordation or final certificate of occupancy the developer shall annex into the aforementioned districts, posting an adequate maintenance performance bond to be retained by the City as required by the City Engineer. Upon receipt of deposit and Consent and Waiver Forms, the developer shall work with City to meet all required milestones for annexations.

- i. City prepares the Engineer's Reports which includes a description of the improvements to be maintained, an annual cost estimate and annual assessment amounts.

- ii. Reports are reviewed and approved by the property owner. The assessment ballots will be based on these Reports.

- iii. The Reports and corresponding resolutions are placed, for approval, on the City Council Meeting Agenda. City Council action will include ordering the assessment ballots and setting a Public Hearing for no sooner than 45 days. Property owner attendance at this City Council Meeting is not required.

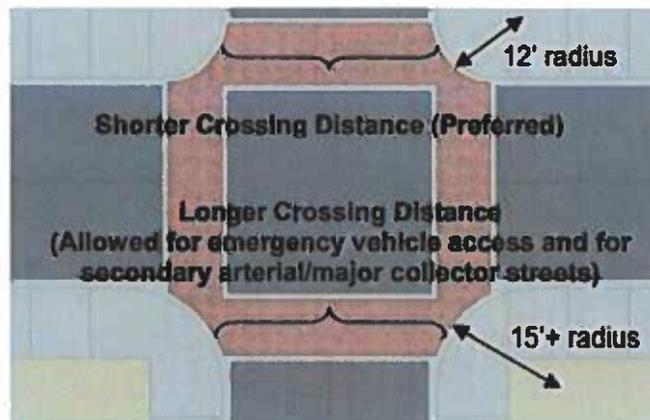
- iv. The assessment ballots are sent to the property owner and are opened by the City Clerk at the close of the Public Hearing. With a "YES" vote by the property owner the City Council can move forward with the Resolution that Confirms the Annexation. Property owner attendance at this Public Hearing is not required.

- v. Confirmation by the City Council completes the annexation process and the condition of approval has been met.



D. INTERSECTION AND CROSSWALK STANDARDS

1. To reduce the length of pedestrian crosswalks and the speed of turning vehicles at intersections, the curb radius at street intersections should not exceed 12 feet unless necessary for emergency vehicle access or to accommodate turning movements along secondary arterial streets and major collector streets, which may require turning radii of 15 feet or greater.
2. Crosswalks are required at all street intersections along D Street and within 1,320 feet (one quarter mile) of the train station. Mid-block crosswalks may be provided to allow greater connectivity for pedestrians. Intersection and mid-block crosswalks in other locations are encouraged to provide safe crossing areas for pedestrians. Crosswalks should be constructed of decorative pavement to clearly mark the pedestrian crossing zone and to help slow the speed of vehicles entering an intersection.
3. Bulbouts (extensions of the sidewalk into the parking aisle) are encouraged along D Street and at intersections with heavy pedestrian traffic. Bulbouts shall be constructed with paving materials that are consistent with the adjacent sidewalk.



Turning radius at intersections



SRC COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): DEVELOPMENT PLAN REVIEW #21-00018

Case Planner: Alfredo Garcia (951) 943-5003,

Applicant: Winston Liu

Location: Along G Street at the terminus of E 2nd street

Project: Proposed 37- unit residential development

APN(s): 310-070-001 and 002

Reviewed By: David J. Martinez, CBO

Date: 11-16-2021

BUILDING AND SAFETY CONDITIONS

1. Shall comply with the latest adopted State of California 2019 editions of the following codes as applicable:
 - A. 2019 California Building Code
 - B. 2019 Residential Code
 - C. 2019 California Electrical Code
 - D. 2019 California Mechanical Code
 - E. 2019 California Plumbing Code
 - F. 2019 California Energy Code.
 - G. 2019 California Fire Code
 - H. 2019 California Green Building Standards Code.
2. You will be required to provide proper fire access to the entire site.
3. The proposed lots will have to comply with the new EV charging station regulations.
4. You will have to comply with the Title 24 and ADA Access regulations for the complex facilities and the site.
5. You will have to comply with the Solar regulations for the residential units
6. No building will be allowed to be built over any parcel lines. The Parcel Map must be recorded prior to the issuance of any building permits

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

1. The following items shall be completed and/or submitted as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off

FIRE CONDITIONS: To Be provided by Dennis Grubb



CITY OF PERRIS

COMMUNITY SERVICES

MEMO

Date: May 18, 2023

To: Alfredo Garcia, Project Planner

From: Sabrina Chavez, Director of Community Services

Cc: Arcenio Ramirez, Assistant Director of Community Services
Arturo Garcia, Parks Manager
Joshua Estrada, Parks Coordinator

Subject: Development Plan Review 21-00018 – Proposed 37-unit residential development on vacant land and associated improvements. The site is comprised of 2 existing vacant parcels totaling 1.82 +/- acres. The downtown Specific Plan designated the project site as Urban Village – Comments

Community Services Staff reviewed DPR 21-00018 and offer the following comment(s):

Development Impact Fees

- The Project is subject to payment of Industrial Park Development Impact Fees.
- The Project is subject to payment of Residential Park Development Impact Fees.
- This Project is subject to payment of Public Art Development Impact Fees.

Special Districts

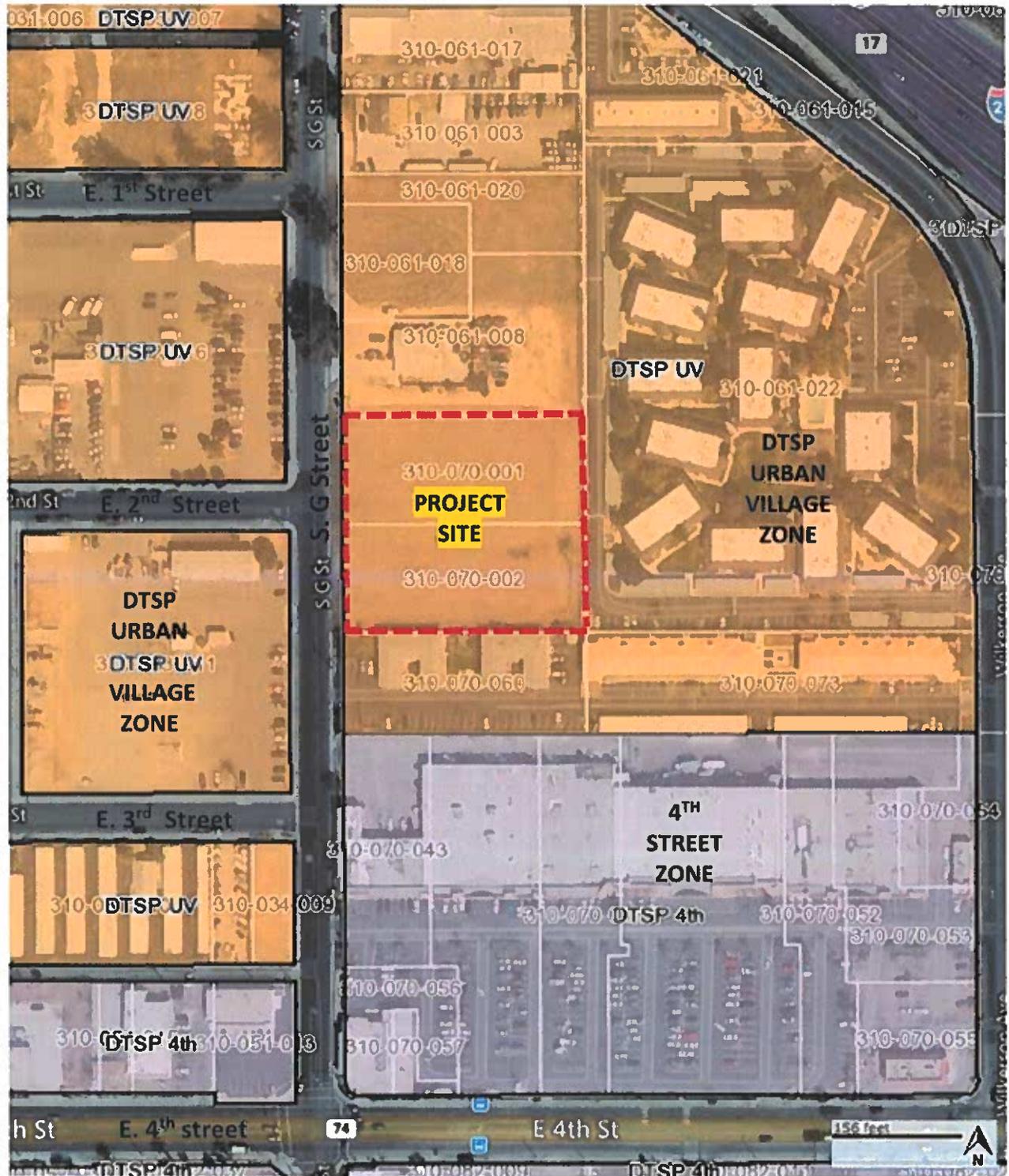
- The project shall annex into the Community Facilities District No. 2018-02 (Public Services)

ATTACHMENT 2
Location / Aerial Map



ATTACHMENT 3

Downtown Specific Plan Land Use Map



ATTACHMENT 4
Tentative Tract Map No. 38308

ATTACHMENT 5

Project Plans

**(Site Plan, Floor Plan, Building Elevations
and Conceptual Landscape Plan)**



PROJECT: A 37 UNIT RESIDENTIAL (CONDO)
 DEVELOPMENT (DPN 21-00018)
 ADDRESS: 175 S 285 SOUTH STREET,
 PUEBLO, CO 81002
 CLIENT: MEDCO REALTY GROUP, INC.
 1400 CENTRAL AVE., #200
 DENVER, CO 80202

PROPOSED FIRE
 ACCESS PLAN



| | | |
|--------------|----------|-------------------|
| DATE: | 08-17-10 | |
| DESIGN BY: | W | |
| CHECKED BY: | W | |
| SCALE: | AS SHOWN | |
| PROJECT NO.: | 10-00018 | |
| REVISIONS: | | |
| NO. | DATE | DESCRIPTION |
| 1 | 08-17-10 | ISSUED FOR PERMIT |
| 2 | 08-17-10 | ISSUED FOR PERMIT |
| 3 | 08-17-10 | ISSUED FOR PERMIT |
| 4 | 08-17-10 | ISSUED FOR PERMIT |
| 5 | 08-17-10 | ISSUED FOR PERMIT |
| 6 | 08-17-10 | ISSUED FOR PERMIT |
| 7 | 08-17-10 | ISSUED FOR PERMIT |
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| 9 | 08-17-10 | ISSUED FOR PERMIT |
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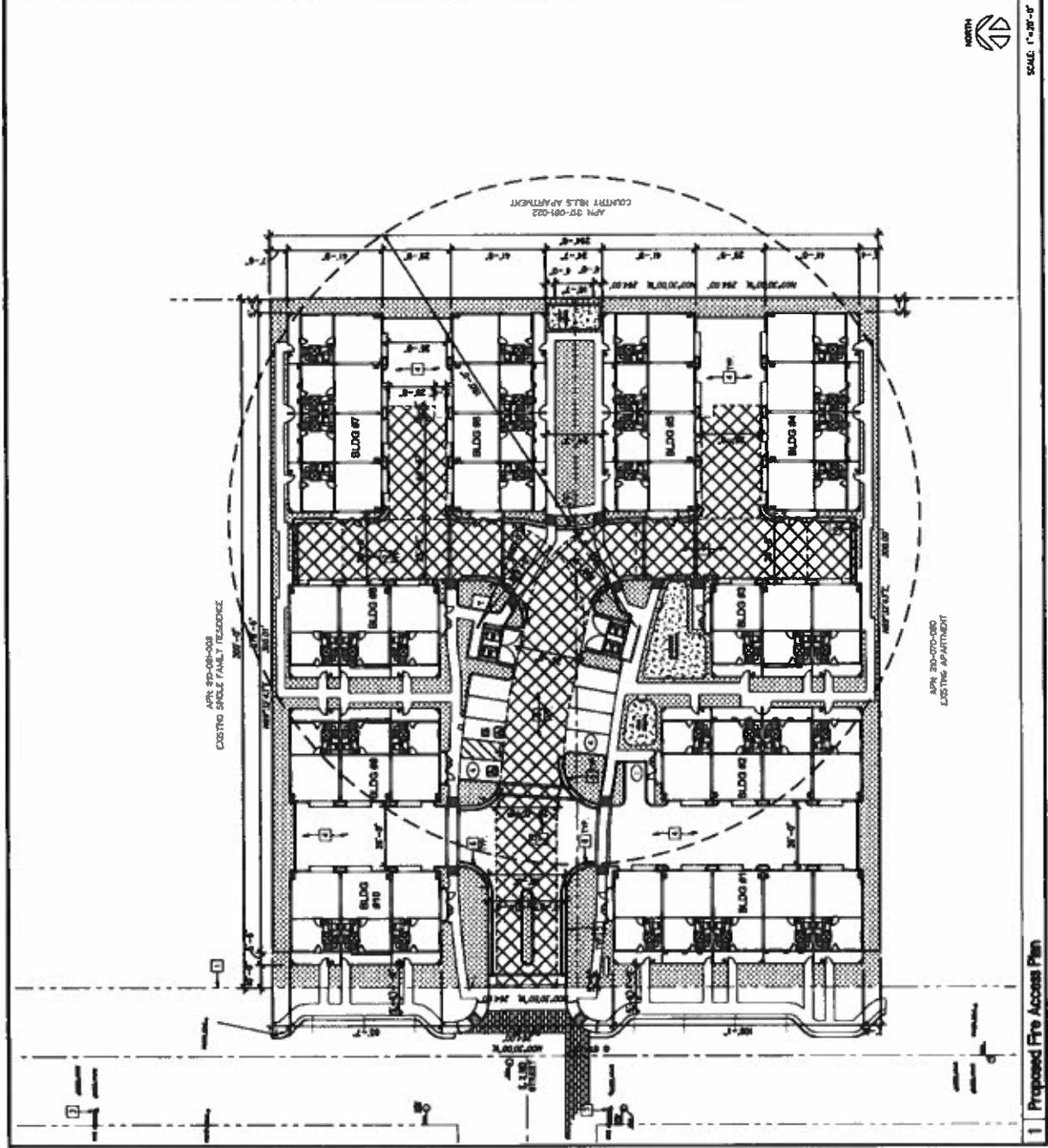
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 SHEET 02 OF 02

Reference Notes

- 1) (1) PROPERTY LINES.
- 2) (2) (A) FIRE LANE FOR THE 6000 LB VEHICLE
- 3) (3) (B) FIRE LANE FOR THE 15000 LB VEHICLE
- 4) (4) FIRE HYDRANT, SEE CIVIL PLAN
- 5) (5) FIRE HYDRANT, SEE CIVIL PLAN
- 6) (6) FIRE HYDRANT, SEE CIVIL PLAN
- 7) (7) FIRE LANE FOR THE 15000 LB VEHICLE
- 8) (8) FIRE LANE FOR THE 15000 LB VEHICLE
- 9) (9) FIRE LANE FOR THE 15000 LB VEHICLE
- 10) (10) FIRE LANE FOR THE 15000 LB VEHICLE
- 11) (11) FIRE LANE FOR THE 15000 LB VEHICLE
- 12) (12) FIRE LANE FOR THE 15000 LB VEHICLE
- 13) (13) FIRE LANE FOR THE 15000 LB VEHICLE
- 14) (14) FIRE LANE FOR THE 15000 LB VEHICLE
- 15) (15) FIRE LANE FOR THE 15000 LB VEHICLE
- 16) (16) FIRE LANE FOR THE 15000 LB VEHICLE
- 17) (17) FIRE LANE FOR THE 15000 LB VEHICLE
- 18) (18) FIRE LANE FOR THE 15000 LB VEHICLE
- 19) (19) FIRE LANE FOR THE 15000 LB VEHICLE
- 20) (20) FIRE LANE FOR THE 15000 LB VEHICLE

Legend

- 1. FIRE LANE FOR THE 6000 LB VEHICLE
- 2. FIRE LANE FOR THE 15000 LB VEHICLE
- 3. FIRE HYDRANT
- 4. POST MOUNTED FIRE LANE NO PARKING SIGN



SCALE: 1"=20'-0"

1 Proposed Fire Access Plan



WARD CONSULTANTS INC.
 1240 CENTRAL AVE. #610
 SAN JOSE, CA 95128
 TEL: (415) 251-1100
 FAX: (415) 251-1107

PROJECT: DEVELOPMENT (CONDO)
 ADDRESS: 1240 CENTRAL AVE. #610
 GRADE: SU
 SHEET: TRASH ENCLOSURE & DETAILS

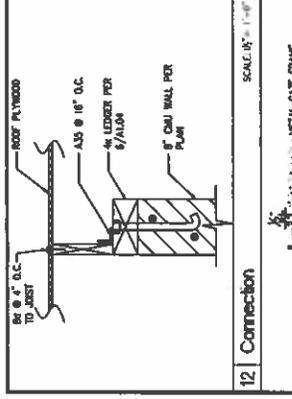
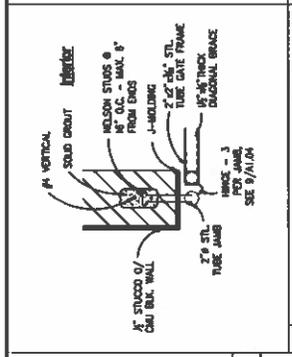
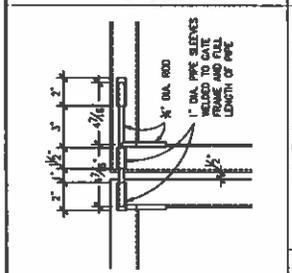
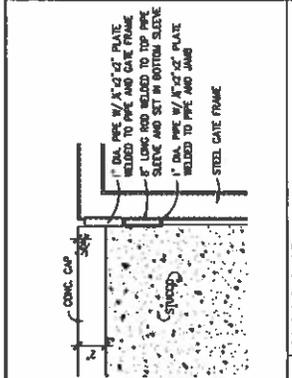


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| 20 | 11/10/01 |

A1.11
 OF SHEETS
 S H E E T

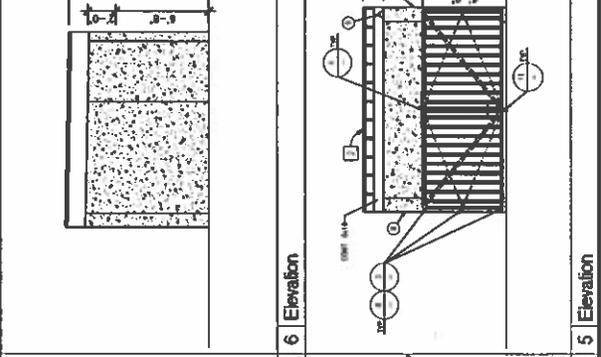
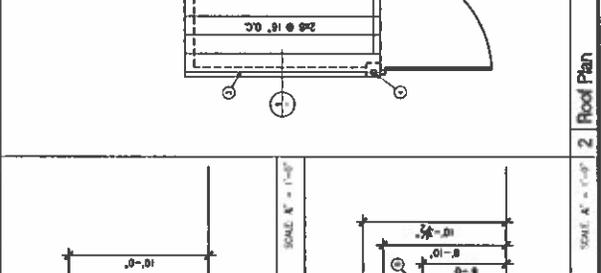
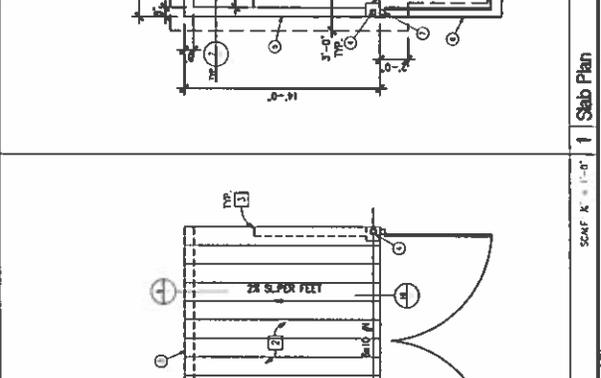
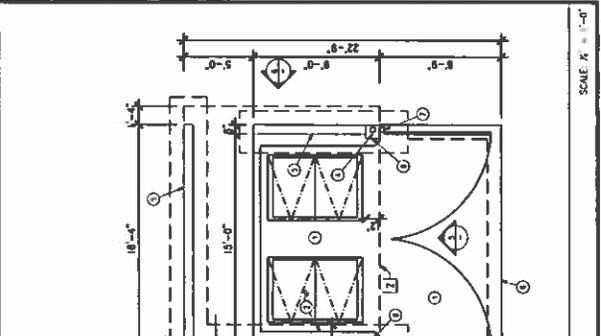
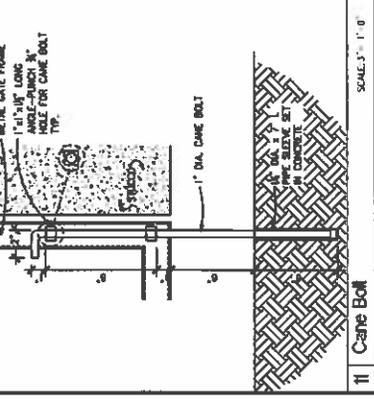
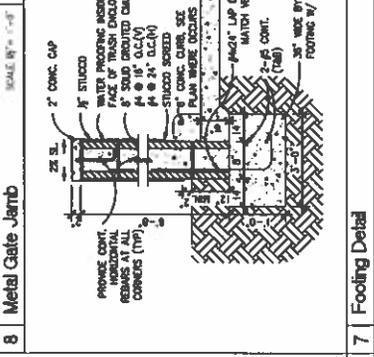
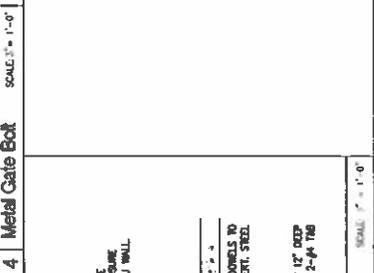
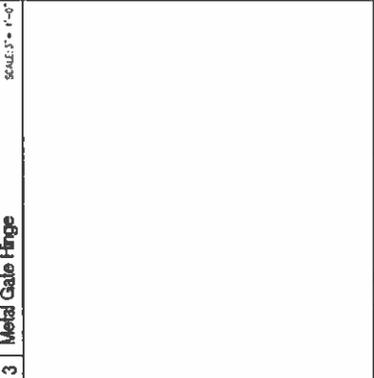
Reference Notes

- 1 ROOF ABOVE
- 2 1/2" X 4" PLYWOOD W/ 10 COMMON NAILS, 8" O.C. FRAMES, 17" O.C. AT EED. AT EED. CLASS A ROOFING
- 3 DASH LINE INDICATE CONU WALL BELOW



Key Notes

- 1 1/2\"/>
- 2 1/2\"/>
- 3 5\"/>
- 4 2x4 OVER WALL
- 5 8\"/>
- 6 12\"/>
- 7 GATE JAMB CONNECTION, SEE 10
- 8 12\"/>
- 9 1/4\"/>



SCALE: X = 1'-0" 1 Slab Plan
 SCALE: X = 1'-0" 2 Roof Plan
 SCALE: X = 1'-0" 3 Metal Gate Hinge
 SCALE: X = 1'-0" 4 Metal Gate Bot
 SCALE: X = 1'-0" 5 Elevation
 SCALE: X = 1'-0" 6 Elevation
 SCALE: X = 1'-0" 7 Footing Detail
 SCALE: X = 1'-0" 8 Metal Gate Jamb
 SCALE: X = 1'-0" 9 Connection
 SCALE: X = 1'-0" 10 Connection
 SCALE: X = 1'-0" 11 Connection
 SCALE: X = 1'-0" 12 Connection

Reference Notes

- 1. GLASS 1" ULTRAVIOLET (INCHROMASTIC SOLUTION) SINGLE-PLY ROOFING MEMBRANE BY FINSTONE BUILDING PRODUCTS OR APPROVED EQUAL, ESP-2831
- 2. GRC FLOOR, 9" DRUG-NOISE
- 3. 3 YEAR SOLAR REFLECTANCE 0.88
- 4. THERMAL ENTRANCE 0.08
- 5. THERMAL ENTRANCE 0.08
- 6. THERMAL ENTRANCE 0.08
- 7. 3 YEAR SR
- 8. NOT USE
- 9. ROOF DRAIN AND OVERFLOW OUTLET
- 10. 30" x 30" SO. ROOF HATCH BY BICO OR APPROVED EQUAL
- 11. A/C UNIT & EQUIPMENT PLATFORM

General Notes

- 1. ALL WALL DIMENSIONS ARE FROM F.O.S. UNLESS NOTED OTHERWISE.
- 2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR U.O.N.
- 3. PROVIDE R-13 INSULATION @ ALL PLUMBING WALLS

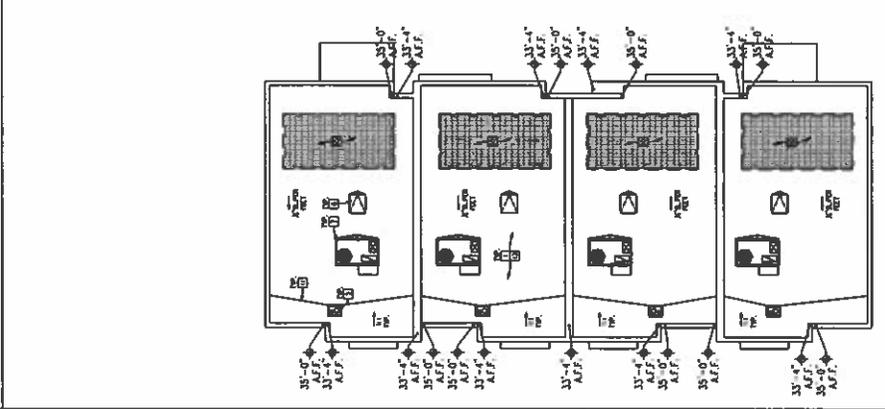
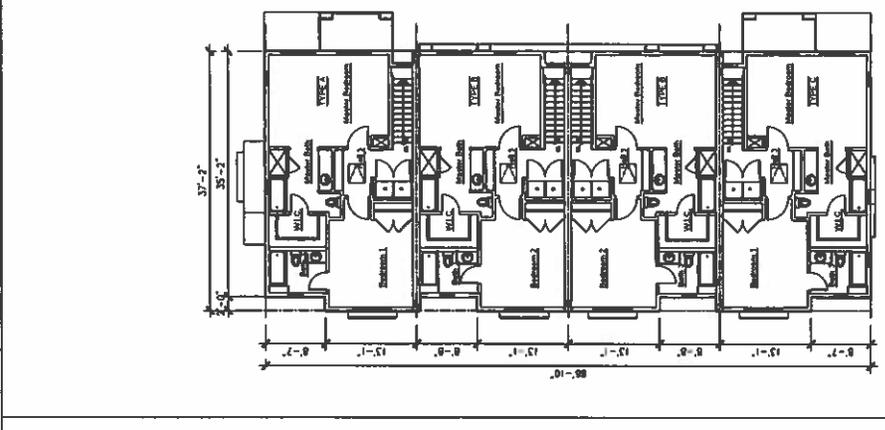
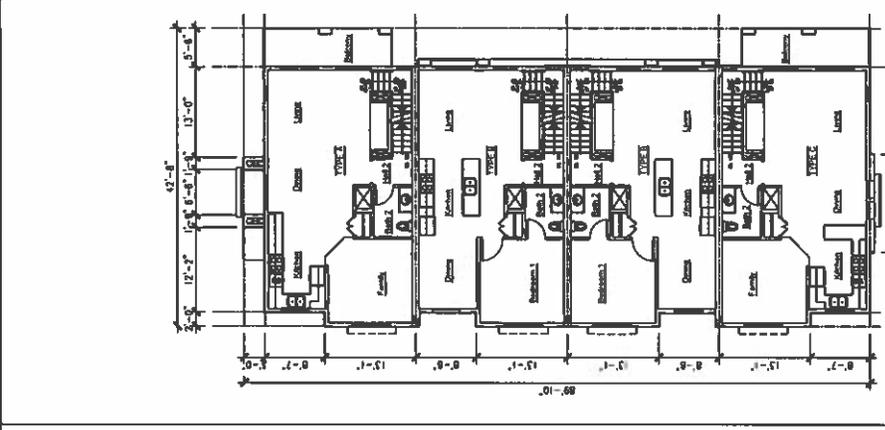
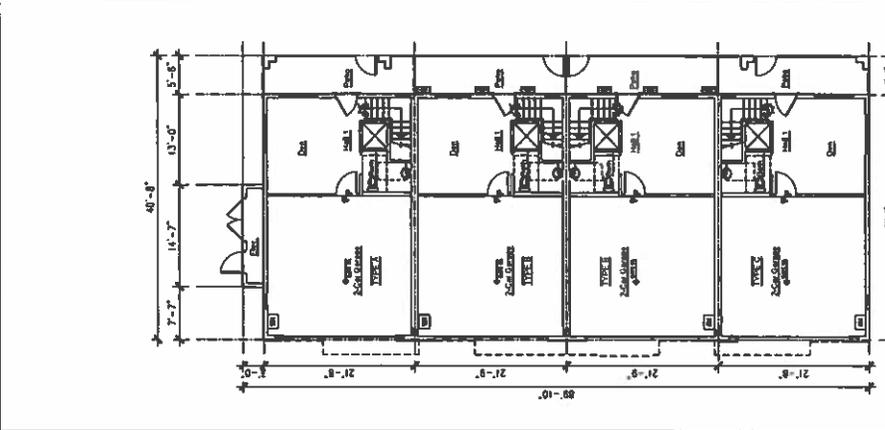


PROJECT: A 37-UNIT RESIDENTIAL (CONDO) DEVELOPMENT
CLIENT: GRACE SU
 MENDO REALTY GROUP, INC.
 12423 CENTRAL AVE., #610
 CHINO, CA 91710
ADDRESS: 175 S 255 SOUTH D STREET, PERRIS, CA 92370
DEVELOPMENT (DPR 21-00018)

PROPOSED FLOOR PLAN
(BUILDING #4, #6 REVERSED)
(BUILDING #2, #5, #7)



REVISIONS
 NO. DATE BY
 1 11/15/18 JLM
 2 11/15/18 JLM
 3 11/15/18 JLM
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Colors & Materials

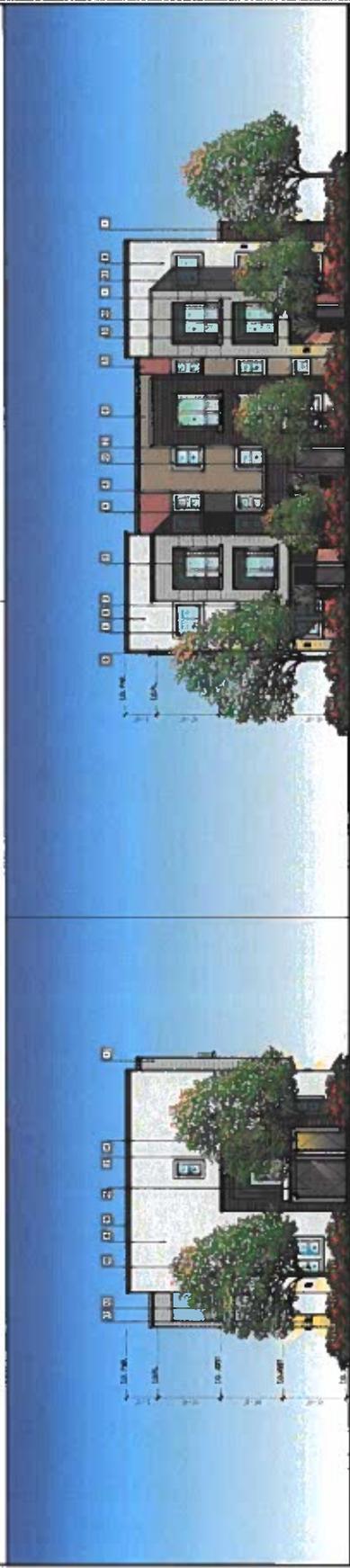
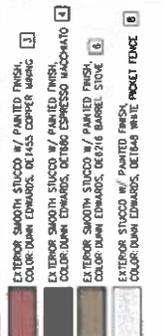
- 1 ARTISAN SHIP-LAP SIDING BY JAMES HARDE W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET27 PEWTER PATTERN
- 2 STONE BY CORONAADO STONE
STYLE: ROMAN BRICK, COLOR: SOPRANO
- 3 LAHABRA STUCCO W/ PAINTED FINISH OR EQ.
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 4 LAHABRA STUCCO W/ PAINTED FINISH OR EQ.
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 5 LAHABRA STUCCO W/ PAINTED FINISH OR EQ.
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 6 LAHABRA STUCCO W/ PAINTED FINISH OR EQ.
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 7 NOT IN USE
- 8 LAHABRA STUCCO W/ PAINTED FINISH OR EQ.
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 9 FOAM MOLDING W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET148 WHITE PICKET FENCE
- 10 VINYL WINDOW BY MCGARD - DUAL GLAZING
COLOR: WHITE
- 11 VINYL SLIDING DOOR BY MCGARD - DUAL GLAZING
COLOR: WHITE
- 12 STAINLESS STEEL CABLE RAILING
- 13 ENTRY DOOR W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO

- 14 GARAGE DOOR
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 15 DOOR W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 16 EXTERIOR LED WALL LIGHTING
HOOKER, WALORN 17" LED WALL LIGHT TEXTURED BLACK
- 17 EXTERIOR LED WALL LIGHTING
LED WALL SP AND DOWNLIGHT

- 18 ARTISAN SHIP-LAP SIDING BY JAMES HARDE W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET27 PEWTER PATTERN
- 19 STONE BY CORONAADO STONE
STYLE: ROMAN BRICK
COLOR: SOPRANO

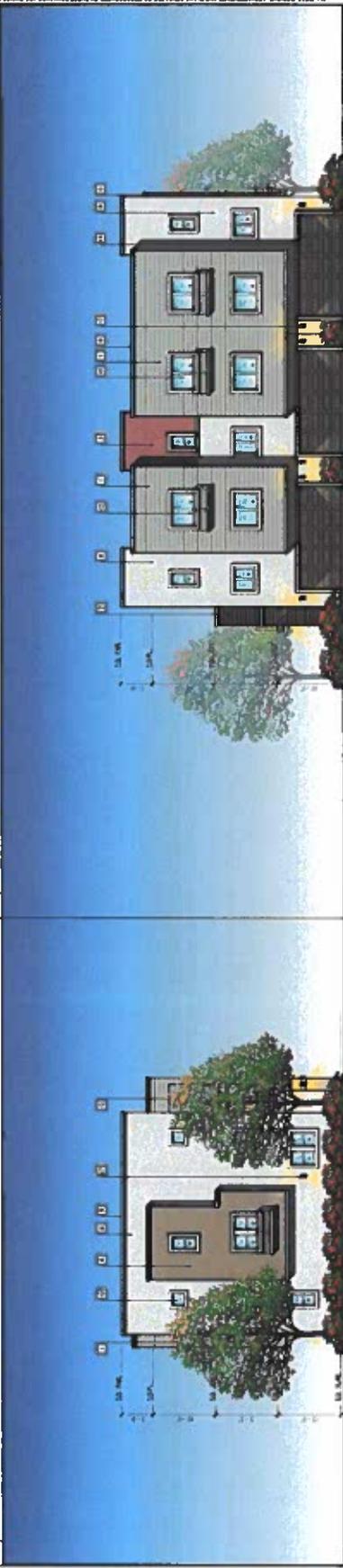
- 20 EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 21 EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 22 EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 23 EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO
- 24 EXTERIOR SMOOTH STUCCO W/ PAINTED FINISH
COLOR: DANN EDWARDS, DET180 ESPRESSO MACCHATO

Color Legend



3 Elevation C

4 Elevation D



1 Elevation A

2 Elevation B



WALTER E. EDWARDS & ASSOCIATES, INC.
ARCHITECTS AND INTERIORS
175 S. GAVIN AVENUE, SUITE 100
CANAVERAL, FLORIDA 32909
TEL: (888) 242-1111
WWW.WALTEREDWARDS.COM

PROJECT: A 37-UNIT RESIDENTIAL (CONDO)
DEVELOPMENT
(OFF 21-00018)
175 S. SOUTH G STREET
PERRIS, CA 92570
MENDO REALTY GROUP, INC.
12400 CENTRAL AVE. #810
CHINO, CA 91710



SHEET NO. 1
ELEVATIONS
(BUILDING #3, #9 REVERSED)
(BUILDING #8 & #10)

A3.02
OF SHEETS
S H E E T

| REV | DATE | BY | DESCRIPTION |
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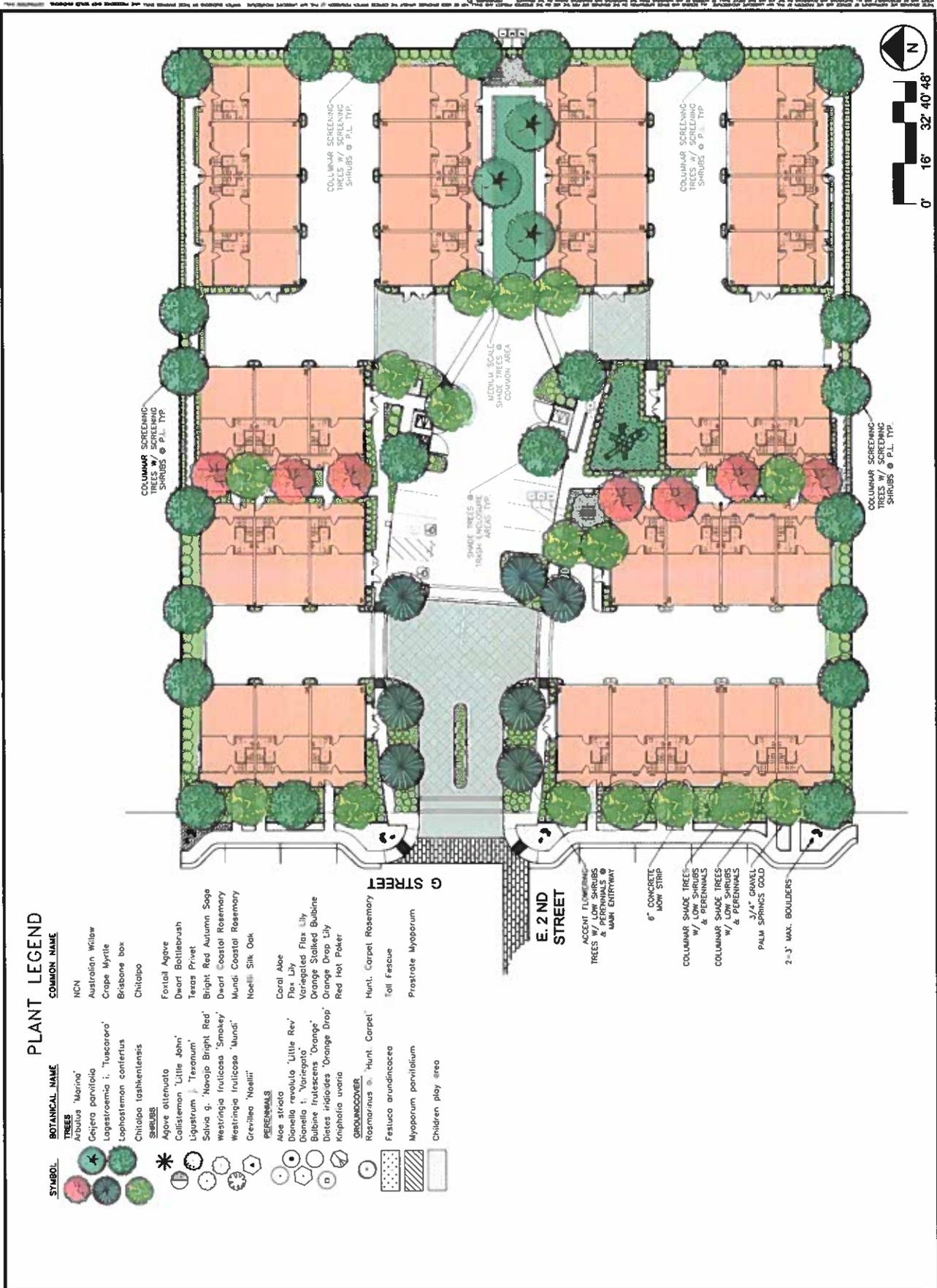
**PHIL MAY
LANDSCAPE
ARCHITECTURE**
2532 Wilshire Ave.
Fulshear, CA 92801
Phone: 909.373.1599
www.philmaylandscape.com



PLANTING PLAN

37-UNIT RESIDENTIAL CONDO
DEVELOPMENT
1754.225 SOUTH G ST.
PERRIS, CA 92570

DRAWN: F.C.
CHECKED: [Signature]
DATE: 06-20-2022
SHEET: L-2
OF 3 SHEETS
20' NS
21' ES



PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|--------|--------------------------------|-------------|
| | TREES | |
| | Arbutus 'Marino' | |
| | Cajupura parvifolia | |
| | Lagostroemia l. 'Tuscarora' | |
| | Lophostemon confertus | |
| | Chitralpa lathkeifensis | |
| | SHRUBS | |
| | Agave attenuata | |
| | Callistemon 'Little John' | |
| | Ligustrum 'Tezorum' | |
| | Salvia g. 'Newajo Bright Red' | |
| | Westringia frutescens 'Smoky' | |
| | Westringia frutescens 'Lundi' | |
| | Grevillea 'Noelle' | |
| | PERENNIALS | |
| | Aloe striata | |
| | Dianella revivula 'Little Rev' | |
| | Dianella l. 'Variegata' | |
| | Bulbine frutescens 'Orange' | |
| | Diastis indioles 'Orange Drop' | |
| | Kniphofia uvatica | |
| | GROUNDCOVER | |
| | Rosmarinus 'Hunt Carpet' | |
| | Festuca arundinacea | |
| | Myoporum parvifolium | |
| | Children play area | |
| | Coral Aloe | |
| | Flax Lily | |
| | Variegated Flax Lily | |
| | Orange Stalked Bulbine | |
| | Orange Drop Lily | |
| | Red Hot Poker | |
| | Hunt Carpet Rosemary | |
| | Tall Fescue | |
| | Prostrate Myoporum | |



ATTACHMENT 6

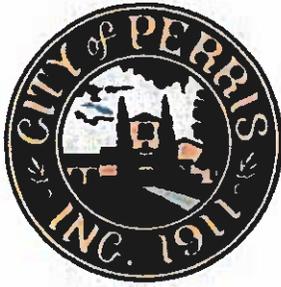
Planning Commission Staff Report

Without Exhibits - Dated March 15, 2023

Due to the size of the documents, only the staff report is included as a hard copy.

The entire staff report packet is available online at the City's Website:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-375#docan1206_1313_479



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

- MEETING DATE:** March 15, 2023
- SUBJECT:** Development Plan Review 21-00018 - A proposal to construct a 37-unit condominium development on 1.82 acres located on the east side along G street at the terminus of E. 2nd Street, within the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APN: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc.
- REQUESTED ACTION:** Adopt Resolution No. 23-08, finding the project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-fill Development Projects); and approving DPR 21-00018, based on the findings and subject to the Conditions of Approval.
- CONTACT:** Kenneth Phung, Director of Development Services

BACKGROUND

The subject site is vacant and has a relatively flat terrain totaling approximately 1.8 acres. The site has never been developed or utilized for residential or commercial purposes. Surrounding uses include Perris Villas Apartments to the south, Diamond Environmental Services to the west across across G Street, County Hills Apartments to the west, and an existing single-family residence to the north. All the surrounding properties and the project site are zoned Urban Village, which allows 3 to 5-story stacked flats, rowhouses, courtyard housing, live-work, and mixed-use commercial block buildings. The proposed development follows the courtyard housing concept.

As a matter of information, staff conducted an Ad Hoc Committee for this Project on June 8, 2022. The Ad Hoc Committee expressed concerns related to architectural enhancements, color palette, walkability, and outdoor amenities. The applicant has revised the project plans to address the Ad Hoc Committee's concerns by modifying the architectural treatment to have a more traditional downtown architecture with additional veneer treatment with a contemporary flair to reflect the market demand for a modern downtown. Also, walkways have been incorporated to connect all the units to the street and to the outdoor amenities, which have been enhanced to include picnic benches, barbeque grills, and a tot lot. The Downtown Specific Plan does not have specified requirements for on-site recreational amenities for multi-family development, as it is anticipated that as the downtown develops, additional entertainment, recreational and cultural amenities will be close to those who reside in the downtown area. But outdoor amenities have been provided on the project site in response to the Ad Hoc Committee to afford the future residents of the project site recreational amenities as the City develops.

PROJECT DESCRIPTION

The applicant requests a Development Plan Review approval to construct a 37-unit condominium development on 1.82 acres. The proposed condominium development comprises 10 detached buildings containing 3 to 5 attached units.

Each unit has three levels; the ground level includes the main door, private patio, and a two-car garage; the second floor includes living areas, and the third floor includes bedrooms. A 33-foot-wide decorative driveway proposed along S. G street provides the main access to the site and is enhanced with a raised plant median. The project also includes centrally located common open space, parallel parking between curb bulb-outs, and a 10-foot landscape buffer for neighborhood character along the G street frontage. This development is not proposed to be gated, but the tot-lot will be gated for the residents' use only.

PROJECT ANALYSIS

The table below summarizes the project's consistency with the General Plan, DTSP Specific Plan, Zoning Code, Title 18 Subdivision Code, and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

| | Consistent | Inconsistent |
|--|-------------------------------------|--------------------------|
| <p>Consistency with the General Plan</p> <p>The project site has a General Plan land use designation of UV – Urban Village. The intent of the Urban Village is to allow for mixed-use and multi-family residential buildings within walking distance of Downtown and the MetroLink Station. The Urban Village is envisioned to include an interior pedestrian paseo that provides access to downtown and the adjacent commercial district. Building heights may range from three to five stories, with parking provided on the streets as well as in parking structures and surface lots behind buildings. The proposed condominium development as conditioned, will be consistent with the General Plan.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>Consistency with the Perris Downtown (DTSP) Specific Plan</p> <p>The project site is in the Urban Village Zone of the Downtown Specific Plan, which is intended for residential development that supports 3 to 5-story stacked flats, rowhouses, courtyards housing, live-work, and mixed uses. (Exhibit C). This project includes attached condominiums, and ancillary open space (courtyards) uses; therefore, it is consistent with the DTSP Specific Plan.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>Consistency with the March Air Reserve Base/Inland Port Airport</p> <p>The proposed project is located within the March Air Reserve Base/Inland Port Airport Influence Area (March AIA.) Zone E (other Airport Environs). Zone E has no residential development restrictions. As the project is located in the downtown, consistency</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Consistent | Inconsistent |
|--|------------|--------------|
| with the with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP), and the 2010/2011 Perris Valley Land Use Compatibility Plan is not required. On February 23, 2023, the Riverside County Airport Land Use Commission (ALUC) considered and determined that the Project is "Conditionally Consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB ALUCP). | | |

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with the Downtown Specific Plan development standards.

| Perris Downtown Specific Plan Urban Village Zone – Courtyard Flat Building Development Standards Development Standards | | | | | |
|--|------------------|----------|-------------------------------------|-------------------------------------|--------------------------|
| Standard | | Proposed | Consistent | Inconsistent | |
| Number of Stories | 2 to 3 stories | 1.0 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Building Height | 75 -100 feet | 35 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Setbacks | Front Yard: | 5 feet | 10 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Side Yards: | | | | |
| | - North | 5 feet | 7 feet - 6 inches | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | - South | 5 feet | 8 feet- 4 inches | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Rear Yard (east) | 5 feet | 5 feet - 8 inches | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Parking Standards Downtown Specific Plan – Parking Standards | | | | | |
|---|--|------------------|-------------------------------|-------------------------------------|--------------------------|
| Use | Standard | Required | Proposed | Consistent | Inconsistent |
| Multi-Family | 2 spaces/2 or more bedroom unit | | 74 spaces | | |
| | - 20 2-bedroom units - 17 3-bedroom units | 74 spaces | 8 guest spaces (not required) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Total Parking | | 74 spaces | 82 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Total Surplus Parking | | | 8 spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project complies with the development standards for Courtyard Flat Building in the Urban Village Zone. It proposes 74 spaces in garages and 8 guest parking spaces, which exceed the minimum parking requirement of the Downtown Specific Plan for multi family residential, which is intended to provide an urban nature in the downtown, where retail businesses and offices are

located within walking distance, public transportation is more accessible than in suburban areas, and higher density residential development is promoted. Thus, as proposed, the project complies with the Downtown Specific Plan.

COMPLIANCE WITH OTHER APPLICABLE REQUIREMENTS

- **Building Elevations/Architecture**

The proposed building elevations reflect a contemporary architecture that emphasizes vertical elements contrasted by alternate decorative materials and colors. The design incorporates a combination of varying rooflines, vertical and horizontal windows, horizontal faux wood shiplap, brick veneer, and intermittent recessed panels to create a contrasting aesthetic design for compliance with the Perris Downtown Specific Plan design standards. The entry areas of the buildings are recessed to provide additional articulation in the vertical plane and covered entry ways. The proposed color palette combines warm shades of tans, white and copper to complement the buildings. The combination of varying colors, articulating footprint, variable roof height, enhanced cornice treatments, windows, etc., provides visual interest to the building.

- **Landscaping**

The applicant has submitted a conceptual landscape plan conforming to the Landscaping Ordinance's requirements. The proposed on-site landscaping area totals approximately 13,326 square feet or approximately 16.8% of the site. There is no minimum landscaping requirement in the Downtown Specific Plan; instead landscaping in the Downtown area is required to be provided in all setbacks to soften the street edge and large buildings, create a sense of place, screen parking areas and mechanical equipment, and enhance the pedestrian environment. The project proposes landscaping and decomposed granite along the street frontage. Additional landscaping is proposed along the perimeter of the site, guest parking area, common open space areas, and adjacent to the buildings. Staff is

The decomposed granite proposed along the street frontage and at the main entrance is recommended to be enhanced with plant materials to provide visual interest from the public right of way for compliance with the Downtown Specific Plan.

- **Fencing and Screening**

The project is required to construct a decorative 6-foot-high split-face concrete wall with a trim cap at the north and south sides of the property to buffer adjacent residential homes from noise and views associated with the residential project. The existing 6-foot-high block wall along the east property line will remain. A low decorative fence will be provided around the private patios for privacy.

- **Lighting**

All exterior lighting will provide one (1) foot-candle of illumination for pedestrian safety and security along all parking lots and pedestrian areas. All exterior lighting shall provide cut-off fixtures and will be downward facing away from the neighboring properties per City standards.

- **Amenity and Recreation area**

The applicant proposes common open space areas furnished with outdoor amenities including picnic benches, barbeque grills, and a tot lot.

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332 (In-Fill Development Projects), as the project constitutes an infill development project within city limits on less than five acres of land in compliance with the applicable General Plan and Zoning Code and has no habitat value for biological resources.

RECOMMENDATION:

Adopt Resolution No. 23-08 finding the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32 In-Fill Development Projects, and approving DPR 21-00018 to construct a 37-unit condominium community on 1.82 acres, based on the findings and subject to the Conditions of Approval.

BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this project since all project costs are borne by the applicant.

Prepared by: Alfredo Garcia, Associate Planner
Reviewed by: Patricia Brenes, Planning Manager

EXHIBITS:

- ~~A. Resolution 23-08 Approving Conditions of Approval (Planning, Engineering, Public Works, Fire, Community Services and Building & Safety)~~
- ~~B. Location/Aerial Map~~
- ~~C. Downtown Specific Plan Land Use Map~~
- ~~D. Project Plans (Site, Floor, Elevations and Conceptual Landscape Plans)~~

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

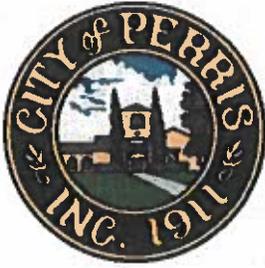
ATTACHMENT 7

Planning Commission Staff Report Without Exhibits - Dated April 5, 2023

Due to the size of the documents, only the staff report is included as a hard copy.

The entire staff report packet is available online at the City's Website:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-375#docan1206_1313_479



CITY OF PERRIS

PLANNING COMMISSION

AGENDA SUBMITTAL

MEETING DATE:

April 5, 2023

SUBJECT:

Tentative Tract Map No. 38308 (PLN21-05271) – A proposal for Tentative Tract Map No. 38308 to subdivide 1.82 vacant acres into one lot for condominium purposes to facilitate a 37-unit residential condominium development, located on the east side of G Street at the terminus of 2nd Street, in the Urban Village (UV) Zone of the Perris Downtown Specific Plan (DTSP) (APNs: 310-070-001 and 310-070-002). Applicant: Winston Liu of W&W Land Design Consultants, Inc.

REQUESTED ACTION:

Adopt Resolution No. 23-10, recommending that the City Council find the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), based on the findings contained in the resolution and subject to the Conditions of Approval.

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND/PROJECT DESCRIPTION

On March 15, 2023, the Planning Commission unanimously approved Development Plan Review 21-00018 for the construction of a 37-unit condominium development on 1.82 acres, located on the east side of G Street at the terminus of 2nd Street, subject to modification of conditions of approval requiring the applicant to explore securing the condominium development with decorative security fencing and pilasters, adding a shade structure over the playground area, adjusting the trash enclosure location, adding hose bibs inside the trash enclosure and providing connection to the storm drain, and working with staff on an alternate accent color for the building elevations to replace the copper accent color.

As the project involves condominium units, the applicant is requesting approval of a Tentative Tract Map to subdivide 1.80 acres into one lot for condominium purposes to facilitate “airspace” ownership of the 37 residential units and common ownership of the common open space areas, including guest parking spaces and recreational areas, within the project site.

PROJECT ANALYSIS

The table below summarizes the Project’s consistency with the Subdivision Code, Title 18 of the Perris Municipal Code

| | Consistent | Inconsistent |
|---|-------------------------------------|--------------------------|
| <p>Compliance with Title 18 - Subdivisions Code</p> <p>The project proposes a Tentative Tract Map (TPM 38380) to subdivide a vacant 1.80-acre site into one lot for condominium purposes. As proposed, the map meets the minimum standards of the Subdivision Code and lot standards of the Multi-Family Zone in the Downtown Specific Plan.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

The table below summarizes compliance with Section 5.4.7 – Courtyard Flat Building Development Standards of the Downtown Specific Plan.

| Development Standards Downtown Specific Plan Section 5.4.7 – Courtyard Flat Building Development Standards | | | | |
|--|-----------------|-----------------|-------------------------------------|--------------------------|
| | Standard | Proposed | Consistent | Inconsistent |
| Minimum Lot Width | 75 feet | 264 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Minimum Lot Depth | 100 | 300 feet | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

ENVIRONMENTAL DETERMINATION

The Project was determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-Fill Development Projects) and 15315 (Minor Land Divisions); and approving Tentative Tract Map No. 38308 (PLN21-05271), as the project will not have a significant effect on the environment.

PUBLIC HEARING NOTICE

A notice of the public hearing for the Planning Commission meeting was published in the local newspaper and sent to agencies and property owners within 300 feet of the project site. As of the writing of this staff report, staff has not received any comments regarding this project.

RECOMMENDATION

The Planning Commission adopt Resolution No. 23-10, recommending that the City Council find the project is Categorically Exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15332 (In-fill Development Projects) and 15315 (Minor Land Divisions); and approve Tentative Tract Map No. 38308 (PLN21-05271), based on the findings and subject to the Conditions of Approval.

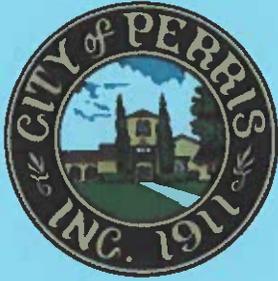
BUDGET (or FISCAL) IMPACT: There is no fiscal impact associated with this Project since all project costs are borne by the applicant.

Prepared by: Patricia Brenes, Planning Manager
REVIEWED BY: Kenneth Phung, Director of Development Services

Exhibits:

- ~~A. Resolution 23-10 - TTM 38380, including Conditions of Approval (Planning and Engineering)~~
- ~~B. Location/Aerial Photo~~
- ~~C. Downtown Specific Plan Land Use Map~~
- ~~D. Proposed TTM 38380~~
- ~~E. Project Plans (Site Plan, Floor Plans, Building Elevations, Conceptual Landscape Plans) – Informational Purpose~~
- ~~F. Planning Commission Staff Report (without exhibits) – Dated March 15, 2023
*Due to the size of the document, only the staff report is included as a hard copy.
The entire staff report packet is available online at:
https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-361#docan1206_1313_479*~~

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



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

12.A.

MEETING DATE: May 30, 2023

SUBJECT: Proposed Industrial and Distribution Facilities Business License Tax

REQUESTED ACTION: Consideration and discussion of a potential ballot measure concerning a business license tax upon industrial, and distribution uses in the city.

CONTACT: Ernie Reyna, Deputy City Manager

BACKGROUND/DISCUSSION:

At the September 13, 2022, City Council meeting, the Council directed staff to bring back a discussion on potential revenue measures to help mitigate the cost of repairing and improving damaged roads and infrastructure in the city as a result of truck traffic generated by warehouses and distribution facilities. Staff prepared a presentation and at the November 29, 2022, City Council meeting, the Council received information related to a potential tax revenue measure to fund road repairs through either a business license tax or property tax for industrial warehouse/distribution uses. After discussion, the City Council directed staff to move forward with a business license and complete a study to analyze the appropriate tax rate to maintain the City's roadways, including truck routes and collector/arterial streets. Since then, staff has been working with Willdan Financial Services to determine the appropriate business license tax.

At the March 14, 2023, City Council meeting, staff presented the Council with options on various tax rates based on different building sizes. During public comment, Bill Blankenship, Riverside County Building Industry Association, expressed concern regarding the additional tax on industrial businesses. He also indicated that the tax basis should not only be spread over existing buildings but should also be considered over entitled projects, buildings under construction and industrially zoned land. The City Council directed staff to meet with the industrial developers to get input on the proposed business license tax. The City Council further directed staff to apply the tax to all industrial and distribution facilities, regardless of size, and to include a CPI annual adjustment. Council also directed staff to revise the definition of the uses that the tax would apply to so as to include other uses that generate large truck activity, such as outdoor truck yards and manufacturing plants. Since then, staff met with Bill Blankenship and the industrial community to obtain feedback. Staff has completed additional tax rate modeling to include existing buildings, buildings under construction, entitled projects, projects in process and industrial-zoned undeveloped lands, and other uses, such as outdoor truck yards and manufacturing plants, such as cement yards. Additionally, staff has sent a notice of this meeting to all industrial owners/tenants on file with the City.

TARGET REVENUE FOR ROAD REPAIRS

The City of Perris currently has approximately 25.4 million square feet of industrial development. Attachment 1 shows a list of the existing warehouses. In addition, there are approximately 3.2 million square feet currently under construction (attachment 2), 8.9 million square feet of buildings that have been entitled (attachment 3), and another 9.3 million square feet of buildings of projects that are in process (attachment 4). It has been determined that the street system is already showing wear and tear and will need ongoing maintenance. This is due to the use of semi-trucks utilized for these types of operations which has a far greater impact on the roadway system than conventional automobiles. With the additional industrial development under construction and in the pipeline, it is anticipated that additional funding will be needed to fully cover roadway repair maintenance. Each year, the City adopts a five-year Capital Improvement Plan (CIP) that seeks to address some of these issues, but there remains a shortage of funds to improve the streets and local infrastructure.

The table below details the estimated cost of repairs to the city streets over a 30-year period and annually. The information was provided by the City Engineer and as indicated in the table, the City will need to raise approximately \$120,579,463 over a period of 30 years, which includes the \$25,527,517 for truck routes and \$95,051,943 for collector / arterial streets. The annual necessary revenue is approximately \$4 million per year.

| Year | Rehab Cycle | Truck Routes | Collectors/Arterials | Both |
|---------------|--------------------|--------------|----------------------|--------------------|
| 4 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 8 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 12 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 16 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 20 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 24 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 28 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 30 | Remove and Replace | \$33,772,905 | \$125,753,725 | \$159,526,630 |
| Total w/o R&R | | \$25,527,517 | \$95,051,946 | \$120,579,463 |
| Annual | | \$850,917 | \$3,168,398 | \$4,019,315 |

BUSINESS LICENSE TAX

Currently, the City of Perris charges \$100 per business license (Ordinance Number 1037), and an additional \$4 fee for SB 1186, which is to be paid by any applicant for a local business license, permit, or similar instrument when it is issued or renewed. The purpose of the SB 1186 fee is to increase disability access and compliance with construction-related accessibility requirements and to develop educational resources for business to facilitate compliance with federal and state disability laws, as specified. The SB1186 fee is in addition to the regular business license fee.

Staff is recommending that the business license tax apply distribution and industrial facilities as defined below:

“Distribution Facility” shall mean a business consisting primarily of receiving, temporarily storing, and subsequently distributing goods, wares or merchandise of any kind to wholesalers or retailers.

“Industrial Facility” shall mean either (1) a business consisting primarily of indoor or outdoor storage of large trucks or (2) a business consisting primarily of indoor or outdoor manufacturing activity with large truck activity.

To reach the target revenue of approximately \$4 million, staff is presenting four options at various tax rates ranging from \$.15813 per square foot to .08559 per square foot. The tax rates would vary in amounts depending on the types of buildings included in the formula, which could potentially include completed industrial buildings, buildings under construction, entitled buildings, and projects in process. This business license tax was calculated by dividing the target revenue of \$4,019,315 to the applicable warehousing/distribution businesses in which building sizes range from 45,380 square feet up to 1.7 million square feet.

If the industrial developments were to pay any of these tax amounts on an annual basis, the City of Perris would raise enough money each year to fund the necessary amounts needed for street repairs. Based on the table scenarios below, a business license tax between \$.158 to \$.086 per square foot would be required to reach annual revenues of \$4,019,315 for necessary road repairs.

| | Target Revenue = | \$4,019,315/year | |
|---|---|-------------------------|--|
| | Type | Square Footage | Proposed Tax Rate |
| 1 | Completed Industrial Buildings | 25,417,444 | \$.158/sf |
| 2 | Completed Industrial Buildings | 25,417,444 | |
| | Buildings Under Construction | 3,232,797 | |
| | Total | 28,650,241 | \$.14/sf |
| 3 | Completed Industrial Buildings | 25,417,444 | |
| | Buildings Under Construction | 3,232,797 | |
| | Entitled Buildings | 8,933,328 | |
| | Total | 37,583,569 | \$.107/sf (staff recommended) |
| 4 | Completed Industrial Buildings | 25,417,444 | |
| | Buildings Under Construction | 3,232,797 | |
| | Entitled Buildings | 8,933,328 | |
| | Projects in Process/Industrial Undeveloped Land | 9,379,705 | |
| | Total | 46,960,274 | \$.086/sf |

The tax rate options above would be the maximum rates approved by the voters. The City Council could determine to change the tax amount so long as it does not exceed the maximum approved by the voters.

The table below shows an example of the annual tax payment for various sized buildings using a tax rate of \$.107:

| Building Size | Tax Rate | Annual Tax Payment |
|---------------|-----------|--------------------|
| 50,000 sf | \$.107/sf | \$5,350/year |
| 100,000 sf | \$.107/sf | \$10,700/year |
| 500,000 sf | \$.107/sf | \$53,500/year |
| 1 million sf | \$.107/sf | \$107,000/year |

TIMELINE

Staff has verified with the Riverside County Office of Registrars that this tax measure can be placed on the ballot as a special election on November 7, 2023. This type of tax measure is considered a special tax and would require 2/3 approval from the voters to be effective in the city and cannot be commingled with general fund monies.

The next step is to have the City Council give staff direction to move forward with the business tax revenue measure and provide staff with the preferred building size square footage in which the tax would apply. Staff will then bring back the necessary resolutions at a future meeting so that the City Council can approve the resolutions to place the measure on the ballot at a special election to be held on November 7, 2023. The City Council would need to make this decision by the July 25, 2023, City Council meeting so all the necessary documentation can be forwarded to the Riverside County Registrar of Voters office by August 11, 2023. Because this is a special tax, a majority vote of the City Council is required to place the measure on the ballot, and 2/3 of the voters would be required to approve by ballot for the measure to be effective.

COSTS

For this proposed revenue tax measure to be placed on the November special election, the County of Riverside has estimated the cost to be approximately \$105,000. Staff will also seek out the assistance of a public relations firm to advocate and support the revenue tax measure and help to educate the public on how the tax will be applicable to warehouses only to raise the necessary funds needed to help repair the infrastructure surrounding those areas. The estimated cost of the public relations firm will be around \$45,000, so the total estimated cost of the revenue tax measure is \$150,000.

STAFF RECOMMENDATION

Based upon the options presented above, staff is recommending that the Council select the option with a maximum tax rate of \$.107/square foot, with an annual CPI adjustment increase. However, if the CPI decreases, staff recommends that the tax rate remain unchanged for that period. This option includes the completed industrial buildings, buildings under construction, and entitled buildings, and the applicable uses as defined in the staff report.

BUDGET (or FISCAL) IMPACT: The cost of the special election plus outreach using a public relations firm will be approximately \$150,000 and would be paid out of the general fund.

Prepared by: Ernie Reyna, Deputy City Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Existing Industrial Warehouses
2. Approved Warehouse Buildings (Not Under Construction)
3. Warehouses Under Construction
4. Projects in Process and Industrial Zoned Undeveloped Land
5. Memo from Willdan Dated May 19, 2023
6. Truck Routes and Collector / Arterial Streets Exhibit
7. City Council Submittal Dated May 14, 2023

Consent:

Public Hearing:

Business Item: X

Presentation:

Other:

ATTACHMENT 1

EXISTING INDUSTRIAL WAREHOUSES

| T Reference | Address | APN (GovClarity) | Business License No. | Business License Name | North | DBA (Google) | Total Lot Acreage | Building sqft. | Owner Name (GovClarity) | Activity | SIC CODES |
|-------------|-----------------------|--------------------------------|----------------------|-------------------------------------|--|--------------|-------------------|----------------|-------------------------------------|----------------|---|
| 15 | 3722 N. Redlands Ave. | 303-110-001 | 8600683 | JB HUNT TRANSPORT INC | Whirlpool | | 83.52 | 1,704,127 | | Warehouse | 4275001 - General Warehousing And Storage |
| 15 | 4120 Indian Ave. | 302-050-035 | 8601524 | UNITED FACILITIES, INC | General Mills Operation | | 83.15 | 1,545,390 | | Distribution | 7389001 - Business Services, Not Elsewhere Classified |
| 9 | 350 W. Martham St. | 302-080-033 | 8600692 | HOME DEPOT USA INC | Home Depot Distribution | | 80.02 | 1,364,551 | | Warehouse | 1521001 - General Contractors-single Family Houses |
| 18 | 3404 Indian Ave. | 303-040-001 | 8601241 | ROSS DRESS FOR LESS, INC. | Ross Distribution Center | | 83.29 | 1,345,103 | | Warehouse | 5651001 - Family Clothing Stores |
| 21 | 3700 Indian Ave. | 303-070-016 | 8600068 | HANESBRANDS, INC | RFI | | 57.79 | 1,319,017 | | Warehouse | 5651001 - Family Clothing Stores |
| 29 | 3300 Indian Ave. | 303-090-035 | 8601805 | WAYFAIR, LLC | Wayfair, Inc. | | 59.05 | 1,226,658 | Duke Realty | Warehouse | 4731001 - Arrangement Of Transportation Of Freight And Cargo |
| 20 | 3984 Indian Ave. | 303-030-019; -060-016; 060-010 | 8601819 | LOWE'S REGIONAL DISTRIBUTION CENTER | Lowes Distribution Center | | 107.48 | 1,225,387 | | Distribution | 5399004 - General Merchandise Stores/Veal |
| 28 | 728 W RIDER ST | 303-050-004 | 8605856 | Duke Realty Webster Rider LP | LockTech | | 55.26 | 1,200,000 | Duke Realty | Warehouse | 5399004 - General Merchandise Stores/Veal |
| 7 | 4120 N. Webster Ave. | 314-170-019, 20, 21 | N/A | Ferguson Plumbing Supply | Ferguson Plumbing Supply | | 32.37 | 1,044,592 | Ferguson Enterprises LLC | Warehouse | 5651001 - General Contractors-single Family Houses |
| 23 | 4375 N. Perris Blvd. | 302-120-024 | 8604637 | AMAZON.COM SERVICES LLC | Amazon Fulfillment Center G89 | | 46.76 | 1,016,030 | | Warehouse | 4275001 - General Warehousing And Storage |
| 31 | 4565 Redlands Ave. | 302-170-014, 017, 302-160-092 | 8600692 | HOME DEPOT USA INC | The Home Depot Distribution Center | | 67.45 | 1,000,103 | Stratford Ranch | Warehouse | 1521001 - General Contractors-single Family Houses |
| 3 | 4413 Patterson Ave. | 314-160-032 | 8604383 | XPO LOGISTICS SUPPLY CHAIN, INC. | XPO Logistics | | 41.82 | 912,338 | Perris, CPT Industrial | Warehouse | 4275001 - General Warehousing And Storage |
| 51 | 657 W. Nance St. | 302-030-012 | 8602508 | NATIONAL DISTRIBUTION CENTERS LP | INFI | | 43.64 | 864,000 | PT Perris DC | Warehouse | 4275001 - General Warehousing And Storage |
| 7 | 4150 Patterson Ave. | 314-180-030 | 8604627 | FRAGILEPAK | Amazon KRBA | | 37.43 | 800,218 | Duke Realty | Warehouse | 4731001 - Arrangement Of Transportation Of Freight And Cargo |
| 22 | 3500 Indian Ave. | 303-080-019 | 8601204 | RANDSTAD INHOUSE SERVICES LLC | Wayfair, Inc. | | 36.72 | 783,407 | | Warehouse | |
| 16 | 4378 N. Perris Blvd. | 302-070-070 | 8601238 | ROSS DRESS FOR LESS, INC. | DMSI Staffing | | 35.84 | 698,274 | Dress, Ross Less | Warehouse | 5651001 - Family Clothing Stores |
| 16 | 233 W. Martham St. | 302-070-031 | N/A | BRUNO RANCH | DMSI Warehouse & Forewer 21 | | 30.75 | 656,695 | | Warehouse | |
| 95 | 3350 Redlands Ave. | 303-130-039 | 8604669 | SKECHERS USA, INC. | Sketchers | | 30 | 640,000 | | Warehouse | 5661003 - Footwear Stores/Veal |
| 11 | 4555 Redlands Ave. | 302-150-030; 160-030 | 8602166 | ESSENDANT CO. | Essendant - Perris Distribution Center | | 24.92 | 599,113 | | Warehouse | 5112001 - Stationery And Office Supplies |
| 21 | 3900 Indian Ave. | 303-060-072, 071 | 8603306 | KENCO LOGISTIC SERVICES LLC | Kenco | | 28.11 | 579,708 | | Distribution | 1541001 - General Contractors-industrial Buildings And Warehouses |
| 14 | 290 Indian Ave. | 302-110-040 | 8603428 | TECHSTYLE INC | Tech Style Fashion | | 24.26 | 474,000 | | Warehouse | 4275001 - General Warehousing And Storage |
| 23 | 375 E. Martham St. | 302-120-001, 009 | 8602420 | GEODIS LOGISTICS LLC | GEODIS | | 11.2 | 456,652 | | Warehouse | 4275001 - General Warehousing And Storage |
| 15 | 4130 Indian Ave. | 302-050-040 | 8606079 | WW GRAINGER INC | Granger Warehouse | | 16.85 | 428,730 | | Warehouse | 4275001 - General Warehousing And Storage |
| 154 | 150 Placentia Ave. | 305-040-034, 037, 067 | 8602360 | CORESLAB STRUCTU | Coreslab Structures LA | | 21.08 | 413,210 | 45,157 SF - Coreslab Structures inc | Truck Activity | |

| IT Reference | Address | APN (GeoClarity) | Business License No. | Business License Name | DBA (Google) | Total Lot Acreage | Building sqft. | Owner Name (GeoClarity) | Activity | SAC CODES |
|--------------|--|--|----------------------|--------------------------------------|-----------------------------------|-------------------|----------------|-------------------------------|----------------|--|
| 7 | 4160 Patterson Ave. | 314-180-022 | 8602979 | RYDER INTEGRATED LOGISTICS, INC | Ryder E-Commerce Fulfillment Mgr | 21.49 | 406,650 | CA Optimus DC LLC | Warehouse | 7389001 - Business Services, Not Elsewhere Classified |
| 5 | 1301 Haley Knox Blvd. | 294-210-060 | 8602357 | CPT PERRIS GATEWAY, LLC | KenCo | 23.13 | 396,845 | Perris, CPT Gateway | Warehouse | 6519001 - Lessors Of Real Property, Not Elsewhere Classified |
| 141 | 251 E. Rider St. | 300-250-017 | 8605796 | IDC LOGISTICS | IDC Logistics | 16.29 | 341,492 | 251 Rider St LLC | Warehouse | 5064001 - Electrical Appliances, Television And Radio Sets |
| 9 | 400 Haley Knox Blvd. | 302-090-051 | 8602537 | NATIONAL RETAIL TRANSPORTATION INC | National Retail Transport (NRT) | 13.2 | 339,519 | 817 Holding Seventy Eight Inc | Warehouse | 4119001 - Local Passenger Transportation, Not Elsewhere Classified |
| | E side of Wilson & S. of Rider | 300-170-009 | | | | 16 | 303,000 | First Industrial | Warehouse | Approved 2020.12.2: DPR 19-00007 |
| 46 | 3125 Wilson Ave. | 300-170-009 | 8606074 | NEWAGE PRODUCTS LOGISTICS CALIFORNIA | | 15.6 | 302,333 | | Truck Activity | 4225001 - General Warehousing And Storage |
| 24 | 1330 Mandina Ave. | 794-180-055 | 8605275 | IPT PERRIS DC III LLC | PODS Storage | 25.4 | 251,366 | Perris, IPT DC | Warehouse | 6798001 - Real Estate Investment Trusts |
| 169 | 353 Perry St. | 302-130-042 | 8604797 | PANDSTAD INHOUSE SERVICES LLC | Moret Group Distribution | 11.15 | 740,247 | | Warehouse | 4225001 - General Warehousing And Storage |
| | 4564 Redlands Ave. | 307-100-013 | 8604913 | PELTON | N/A | 11.17 | 210,900 | Carson-VA Industrial II | Warehouse | 5063012 - Distribution Equipment, Electrical/wholesale |
| | N. side of Walnut btw Indian & Barnett | 305-030-041 and 305-030-047 | | | | 11 | 705,000 | DeDeau Properties | Warehouse | Approved 2020.1.20: DPR 19-00014 |
| 10 | 380 W. Marham St | 302-080-006 | N/A | | Restosbee | 9.12 | 191,920 | Marham Peris | Warehouse | |
| 51 | 2455 W MANCIE ST | 302-030-001 | N/A | | Yuhma | 9.12 | 187,780 | ONY VI-CALBO1 | Warehouse | |
| | 440 Marham St | 009-716-402 | | | J&R Concrete Products | 9.06 | 177,594 | Rand, Runkelz | Truck Activity | |
| 50 | 501 Haley Knox Blvd. | 302-070-030, 31 | N/A | | Berry Direct & Lyons Distribution | 9.09 | 177,645 | SCR5, HK | Warehouse | |
| | 4770 Indian Ave | 302-000-019, 045, 049 | | | AM American Asphalt | 7.89 | 154,660 | DIR Leasing Corp | Truck Activity | |
| | 1980 Goetz Rd. | 330-040-023, 034, 035 | 8600396 | HOLIDAY INDCO CO., INC | APA Stone Supply | 7.83 | 163,642 | Perris, CA Plant | Truck Activity | |
| | SE corner of Perry & Barrett | 307-060-011, 307-060-026, 302-060-030, 302-060-031 | | | Rak Logistics | 7.26 | 144,000 | Duke | Warehouse | Approved 2019.11.6: DPR 18-00011, 10 Off 21-05250 |
| 14 | 278 E. Marham St. | 302-110-041 | 8603203 | PENSKE LOGISTICS, LLC | Penske Logistics | 6.85 | 120,000 | | Warehouse | 1521001 - General Contractors-Wholesale-Family Houses |
| 2 | 5100 Western Wy. | 294-190-038 | 8602582 | CUSTOM MOLDED PRODUCTS LLC | | 4.74 | 100,140 | | Warehouse | |
| 56 | 1480 Mandina Ave. | 294-180-034 | 8603821 | FEED EQUIPMENT CO | Inland Heavy Haul & Transport | 4.32 | 84,483 | 16,1000 SF - DMP ENTERPRISES | Truck Activity | |
| | 1420 Mandina Ave. | 294-180-039 | 8603137 | GREENROCK MATERIALS LLC | GreenRock Materials, Inc. | 4.3 | 84,289 | 0 SF - DMP ENTERPRISES | Truck Activity | |
| 9 | 336 E. Ems Ave. | 310-160-020 | 8601430 | TRANSLOADING EXPRESS INC | Transloading Express, Inc | 4.25 | 83,309 | 2,0000 SF - Evans, Deck G | Truck Activity | |
| | 272 E. MARSHAM ST | 302-080-034 | N/A | | Global Warehouse/Leasing LLC | 4.2 | 82,147 | DG Marham Property | Warehouse | |
| | 237 S. Perris Blvd | 310-032-002 - 007, 016, 017 & 019 | | | CEMEX | 2.69 | 52,729 | Sunbelt Acquisition Inc. | Truck Activity | |
| 116 | 19401 Brennan Ave | 303-020-047 | N/A | | StarCrest Products of California | 14.06 | 45,380 | | Truck Activity | |
| | | | | | Total Acreage | 2407.56 | 7,417,444 | Total Bid SF | | |

ATTACHMENT 2

APPROVED WAREHOUSES BUILDINGS (NOT
UNDER CONSTRUCTION)

ATTACHMENT 3

WAREHOUSES UNDER CONSTRUCTION

| IT Reference | Address | APN (if Charity) | Business License No. | Business License Items | North | DOB (if unexpired) | Time in Agency | Building cap. | Owner Name (if Charity) | Activity | Exp. Date |
|--------------|--|--|----------------------|------------------------|-------|--------------------|----------------|------------------|-----------------------------------|-------------------------------|---------------------------------------|
| | SW corner of Mirps & Gosh. | 130-120-001, 130-120-008, 130-120-009, 130-120-010, 130-120-011 | | | | | | 1,398,481 | DI - Sns 2 | | Approved 2018 7 11 DPR 08-04-0006 |
| | NE corner of Portland & Elna | 110-170-006, 107-008, 110-28455, 101-10101, 101-10102, 101-10103 | | | | | 16 | 1,020,657 | DI - Sns 1 | Plan Chev's Approvals - Bld 1 | Approved 2021 7 21 Major Mod 20-05166 |
| | NE corner of Portland & Elna | 110-170-006, 107-008, 110-28455, 101-10101, 101-10102, 101-10103 | | | | | 16.2 | 1,020,657 | DI - Sns 1 | Plan Chev's Approvals - Bld 2 | Approved 2021 7 21 Major Mod 20-05166 |
| | SE corner of Mountain & Gosh. | 117-170-021, 117-170-017, 021-025, 018 | | | | | 61 | 990,000 | Business Equipment DECA (35% Cap) | | Approved 2021 1 14 DPR 21-00011 |
| | SW corner of Mirps & Gosh. | | | | | | 16 | 784,000 | DI - Sns 2 | | Approved 2010 7 11 DPR 07 0110 |
| | SW corner of Mirps & Gosh. | | | | | | | 770,071 | DI - Sns 2 | | Approved 2010 7 11 DPR 08-04-0006 |
| | SW corner of Mirps & Gosh. | | | | | | | 680,468 | DI - Sns 2 | | Approved 2018 7 11 DPR 08-04-0006 |
| | SW corner of Mirps & Gosh. | | | | | | | 616,558 | DI - Sns 2 | | Approved 2018 7 11 DPR 08-04-0006 |
| | SW corner of Mirps & Gosh. | | | | | | | 288,000 | Private Partners | | Approved 2021 8 18 DPR 20-02114 |
| | NE corner of Mountain & Gosh. | | | | | | 18 | 273,000 | Image? | | Enforce 2019 4 17 MIAO03 17-05-075 |
| | SE of Business at the intersection of Mirps & Gosh. (NW corner of Mirps & Gosh.) | 107-660-041 | | | | | 14 | 232,000 | Medical books | | Approved 2021 1 1 DPR 21-00011 |
| | NE corner of Mountain & Gosh. | | | | | | 2.58 | 155,000 | Software books | | Approved 2023 7 15 DPR 22-00010 |
| | NE corner of Mountain & Gosh. | | | | | | 1.4 | 154,000 | House hold | | Approved 2022 7 20 DPR 21-00006 |
| | NW Mirps Ave & Gosh. | 107-101-079 | | | | | 8.1 | 154,350 | Print Harley Logo Inf | | Approved 2022 3 2 DPR 20-00114 |
| | SW corner of Portland and Gosh. | 103-145-007, 008 | | | | | 8 | 134,485 | Chemical Inf | | Approved 2017 10 19 DPR 21-00003 |
| | SW corner of Mirps Ave and Gosh. | 100-100-002 | | | | | 3.91 | 143,000 | Lubricant at Harley Shop | | Approved 2021 1 18 DPR 21-00008 |
| | SE corner of Mountain & Gosh. | | | | | | 6 | 138,000 | Resistor Inf | | Approved 2022 3 2 DPR 20-00019 |
| | | | | | | | 208.23 | 8,288,338 | 7,984,842 | | |

ATTACHMENT 4

PROJECTS IN PROCESS

| PT Reference | Address | APN (Owner/County) | Business License No. | Business License Name | North | Area (Acres) | Total Lot Area (Acres) | Building sqft. | Owner Name (Business) | Activity | SAC CODES |
|--------------|--|----------------------------------|----------------------|-----------------------|-------|--------------|------------------------|----------------|--|----------|------------------------------|
| | 500 Peters and Matheson Rt corner of Patterson and Rivers | | | | | | 16 | 870,000 | ONE 3 Dale B Peterson and Nancy | | DPR 22-00006 DPR 21-00005 |
| | 5 1/2 of Elk, Elk Court, and Gate | | | | | 77 | 741,000 | | Allyant Logistics | | DPR 22-00005 |
| | 5 1/2 of Elk, and 740 E of Matheson | | | | | 15 | 870,000 | | NewCapco Indes | | DPR 21 00018 |
| | 111 Grand and Matheson | | | | | 12.5 | 650,000 | | Allyant Logistics | | DPR 22 00002 |
| | NE of Patterson and Wilson | | | | | 25 | 506,776 | | Labovynsk Placemnt | | DPR 21-0001A |
| | SW of Watson & Gate | 327-250-012 | | | | 20 | 500,000 | | Labovynsk Placemnt | | CUP 21-05-017 |
| | SW of Watson & Gate | | | | | 18.7 | 422,000 | | Richmond | | DPR 22-00027 |
| | W Side of Parker 800 N of Matheson | | | | | 23 | 430,000 | | First Stridley | | DPR 20-00004 |
| | Matheson, West of Gate, | | | | | 16.3 | 850,000 | | Interior Ind | | DPR 22-00019 |
| | SW Matheson, West of Gate, | | | | | 21.63 | 850,000 | | Whyspelt Commerce | | DPR 22-00016 |
| | 652 Hickey Court (Bldg) | | | | | 19 | 845,316 | | First Industrial | | DPR 22-00029 |
| | SW corner Thorsley and Matheson | | | | | 10 | 329,500 | | Mitchell Equine Indes, Family Trust | | CUP 22 00023 |
| | SW of Patterson and Matheson | | | | | 11 | 300,000 | | Elva Indes | | DPR 20-00010 |
| | E Side of Redwood, S of Rivers St | | | | | 11 | 260,000 | | Labovynsk West Ind Indes | | DPR 22-00011 |
| | S Side of Park = 800 W of Matheson | | | | | 10 | 250,000 | | Labovynsk East | | DPR 20-00021 |
| | 25264 E Matheson Street | | | | | | 202,100 | | Oakmont Indes | | DPR 22-00015 |
| | NEC Intersections of Patterson W Side of Park = 800 W S Side of Matheson E of Patterson & North of Patterson | 180-210-014, 115, 123 and 124 | | | | 121,100 | 140,913 | | Empirecity Capital LLC (Name Changed) | | AMGSD 21-01-15 |
| | | | | | | 8 | 285,000 | | Redwood Indes | | DPR 22-00009 |
| | | | | | | 4 | 80,000 | | First Industrial - Wilson | | DPR 22-00017 |
| | | | | | | 4.7% | 83,000 | | Matheson Industrial | | DPR 22-00010 |
| | | | | | | 40 | 285,000 | | Labovynsk | | DPR 22-00017 |
| | | | | | | 400.4 | 3,876,250 | | Potential Remaining Industrial Zoned Land | | |
| | | | | | | | | | Total Area | | Total Area |

ATTACHMENT 5

MEMO FROM WILLDAN DATED MAY 19, 2023

Draft Memorandum

To: City of Perris
From: James Edison and Carlos Villarreal, Willdan Financial Services
Date: May 19, 2023
Re: **DRAFT Revenue Analysis**

The City of Perris engaged Willdan Financial Services to provide an analysis of potential revenue from the implementation of a supplemental business license tax on warehouse/distribution businesses. Business license taxes are imposed on businesses operating in the City, as a flat amount per business or some other attribute such as the square footage of the premises of the business.

Table 1 summarizes the results of this analysis, the calculation of which will be further explained below. The important point for Table 1 is to illustrate the implications of the setting of the tax rate and the development that will be completed. The target revenues remain the same, so a lower level of assumed development results in a higher tax. To the extent that calculated development is more than what is developed, on the other hand, the tax revenues will be insufficient to fund the anticipated costs.

Table 1
Summary of Results
Perris Road Maintenance Funding Analysis

| Type | Rate (1) | Est. Annual Revenue (2) | Est. Future Annual Revenue (3) | Est. Future Annual Revenue (4) |
|---|----------|-------------------------|--------------------------------|--------------------------------|
| Existing Development | \$0.1581 | \$4,019,315 | \$4,530,525 | \$7,425,930 |
| Existing and Under Construction | \$0.1403 | \$4,019,315 | \$4,019,315 | \$6,588,013 |
| Existing, Under Construction and Entitled | \$0.1069 | \$4,019,315 | \$3,063,955 | \$5,022,092 |
| Existing, Under Construction, Entitled, and Planned | \$0.0856 | \$4,019,315 | \$2,452,165 | \$4,019,315 |

(1) Rate is per existing or planned square foot of building.

(2) Revenue based on development in rate calculation.

(3) Including entitled and under construction projects.

(4) Including all projects.

Willdan, 2023

Road Maintenance Costs

The City of Perris has experienced significantly increased truck traffic related to the development of industrial space in the City, especially uses such as warehouses and distribution centers that generate large number of truck trips. This in turn has resulted in increased road maintenance costs for the City. The City of Perris Public Works Department has prepared an estimate of life cycle maintenance costs of roads associated with the truck traffic in the City. As shown in Table 2, the truck routes alone cost a total of \$25.5 million, or \$850,000 annually, and the truck routes and collectors combined cost a total of \$120.6 million, or \$4.0 million annually.

**Table 2
Road Maintenance Costs
Perris Road Maintenance Funding Analysis**

| Years | Rehab Cycle | Truck Routes | Collectors | Both |
|-------------------|--------------------|---------------------|----------------------|----------------------|
| 4 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 8 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 12 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 16 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 20 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 24 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 28 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 30 | Remove and Replace | <u>\$33,772,905</u> | <u>\$125,753,725</u> | <u>\$159,526,630</u> |
| Total without R&R | | \$25,527,517 | \$95,051,946 | \$120,579,463 |
| Annual | | \$850,917 | \$3,168,398 | \$4,019,315 |

The City has tracked major industrial projects in the City in past decades to identify industrial projects in the last twenty years to estimate the square footage of buildings that would be subject to a business license tax.

This analysis has a number of limitations. Not included in this analysis is an examination of what development is actually on the parcels zoned industrial, for example, and the projects used to estimate the business license tax are not an exhaustive list of projects that would be subject to the tax. The calculations in this analysis are an estimate of future revenue, and the City and Willdan believe that they are approximately correct but not exactly.

In the event that the City decides to proceed with the business license tax City staff will refine the analysis to determine exactly what parcels or businesses apply. The City must define which parcels are subject to the tax. For example, the tax may be levied on all industrial zoned parcels, or only those zoned for warehouse/distribution uses.

Table 3 details the results of this analysis. As shown on Table 3, Willdan and the City have identified 25.4 million square feet of existing industrial development. It is important to note,

as described above, that these figures are estimates but appear to be roughly correct. Table 3 also includes a calculation of the total completed, entitled, and planned projects. Including all projects, the total square footage is 47 million.

Table 3
Industrial Square Footage
Perris Road Maintenance Funding Analysis

| Category | Building SF |
|---|--------------------|
| Completed Projects | 25,417,444 |
| Completed and Under Construction | 28,650,241 |
| Completed, Under Construction and Entitled Projects | 37,583,569 |
| All Projects (1) | 46,960,274 |

(1) Includes planned projects.

Source: City of Perris

Willdan 2023

Tax Calculation

Based on the development estimates above, Willdan calculated the tax rates that would be sufficient to fund the annual road maintenance costs detailed in Table 2, depending on how much development is concluded in the calculation. Table 4 details the results of this analysis.

Table 4
Business License Tax Revenue Calculation
Perris Road Maintenance Funding Analysis

| Development | Target Revenue | SF | Rate |
|-------------------------|-----------------------|------------|-------------|
| Completed | \$4,019,315 | 25,417,444 | \$0.1581 |
| Plus Under Construction | \$4,019,315 | 28,650,241 | \$0.1403 |
| Plus Entitled | \$4,019,315 | 37,583,569 | \$0.1069 |
| Plus Planned | \$4,019,315 | 46,960,274 | \$0.0856 |

Source: City of Perris

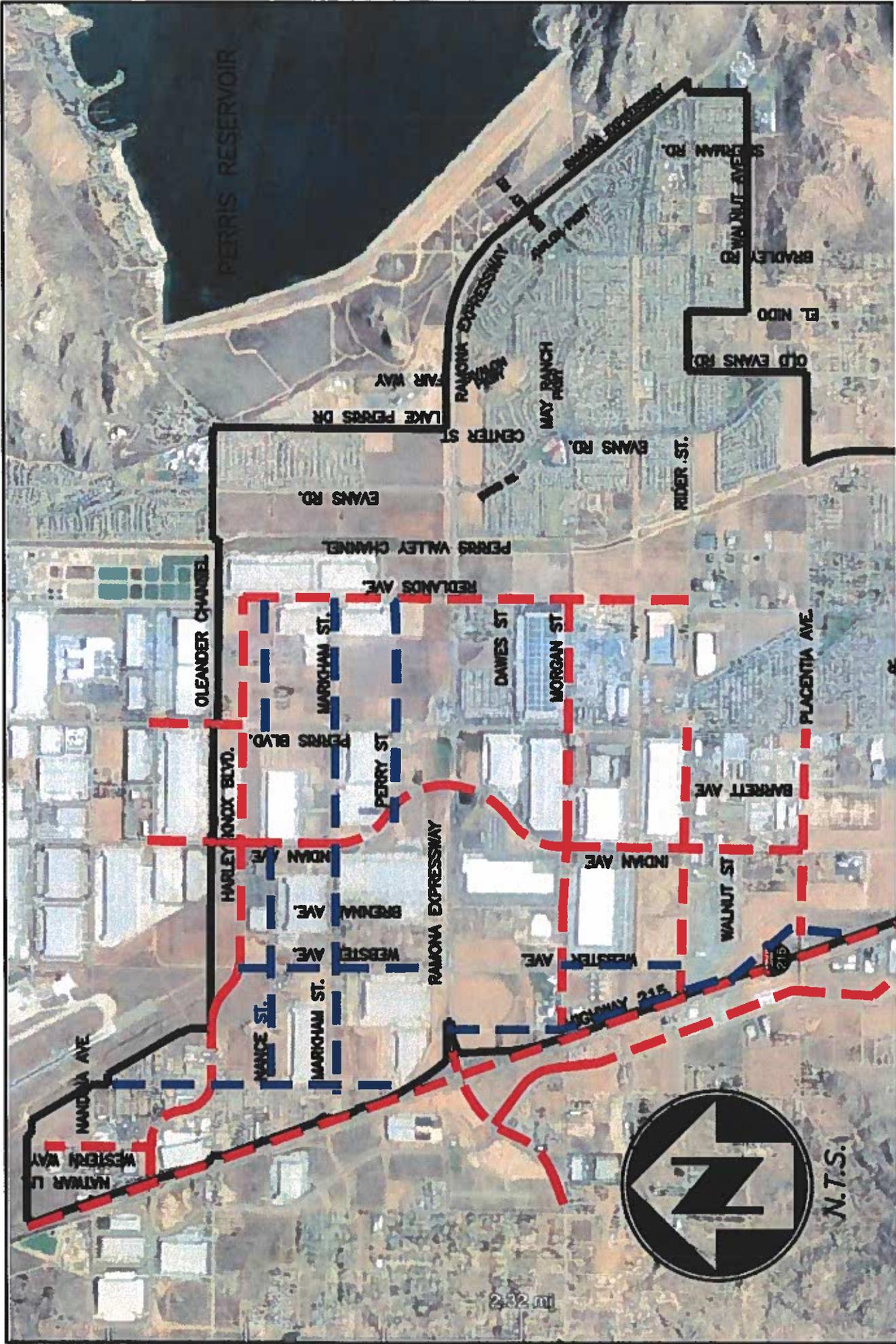
Willdan 2023

As an illustrative example, a 300,000 square foot industrial building would pay a business license tax of between \$26,000 and \$47,000 annually at the tax rates indicated in Table 4. These figures are meant as an illustrative range of taxes that could be adopted and are not necessary for the establishment of the tax, which requires an election as discussed elsewhere.

ATTACHMENT 6

TRUCK ROUTES AND COLLECTOR / ARTERIAL STREETS EXHIBIT

LIST OF PERMITS INVOLVED ROUTES

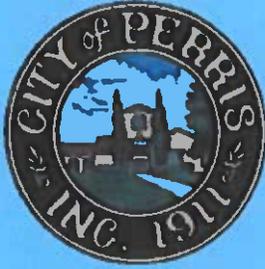


LEGEND:

- PERRIS CITY LIMITS
- - - TRUCK ROUTES
- - - COLLECTORS

ATTACHMENT 7

CITY COUNCIL SUBMITTAL DATED MARCH 14, 2023



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: March 14, 2023

SUBJECT: Proposed Industrial Warehouse/Distribution Facilities Business License Tax

REQUESTED ACTION: Discuss and Provide Direction to Staff on Proposed Industrial Warehouse/Distribution Business License Tax

CONTACT: Ernie Reyna, Deputy City Manager *ER*

BACKGROUND/DISCUSSION:

At the September 13, 2022, City Council meeting, the Council directed staff to bring back a discussion on potential revenue measures to help mitigate the cost of repairing and improving damaged roads and infrastructure in the city as a result of truck traffic generated by warehouses and distribution facilities. Staff prepared a presentation and at the November 29, 2022, City Council meeting, the Council received information related to a potential tax revenue measure to fund road repairs through either a business license tax or property tax for industrial warehouse/distribution uses. After discussion, the City Council directed staff to move forward with a business license and complete a study to analyze the appropriate tax rate to maintain the City's roadways, including truck routes and collector/arterial streets. Since then, staff has been working with Willdan Financial Services to determine the appropriate business license tax.

Currently, the City of Perris charges \$100 per business license (Ordinance Number 1037), and an additional \$4 fee for SB 1186, which is to be paid by any applicant for a local business license, permit, or similar instrument when it is issued or renewed. The purpose of the SB 1186 fee is to increase disability access and compliance with construction-related accessibility requirements and to develop educational resources for business to facilitate compliance with federal and state disability laws, as specified. The SB1186 fee is in addition to the regular business license fee.

TARGET REVENUE FOR ROAD REPAIRS

The City of Perris currently has approximately 23.5 million square feet of industrial development. Attachment 1 shows a list of the existing warehouses. Also, there are approximately 3.7 million square feet currently under construction (attachment 3), and 7.8 million square feet that have been approved but not started construction (attachment 2). It has been determined that the street system is already showing wear and tear and will need ongoing maintenance. This is due to the use of semi-trucks utilized for these types of operations which has a far greater impact on the roadway system than conventional automobiles. With the additional industrial development under construction and in the pipeline, it is anticipated that additional funding will be needed to fully

cover roadway repair maintenance. Each year, the City adopts a five-year Capital Improvement Plan (CIP) that seeks to address some of these issues, but there remains a shortage of funds to improve the streets and local infrastructure.

The table below details the estimated cost of repairs to the city streets over a 30-year period and annually. The information was provided by the City Engineer and as indicated in the table, the City will need to raise approximately \$120,579,463 over a period of 30 years, which includes the \$25,527,517 for truck routes and \$95,051,943 for collector / arterial streets. The annual necessary revenue is approximately \$ 4 million.

| Years | Rehab Cycle | Truck Routes | Collectors / Arterials | Both |
|-------------------|--------------------|---------------------|------------------------|----------------------|
| 4 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 8 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 12 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 16 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 20 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 24 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 28 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 30 | Remove and Replace | <u>\$33,772,905</u> | <u>\$125,753,725</u> | <u>\$159,526,630</u> |
| Total without R&R | | \$25,527,517 | \$95,051,946 | \$120,579,463 |
| Annual | | \$850,917 | \$3,168,398 | \$4,019,315 |

BUSINESS LICENSE TAX

Staff is recommending that the business license tax apply to industrial warehouse/distribution facilities as defined as follows: Business or corporation conducting or managing a business consisting primarily of receiving, temporarily storing, and subsequently distributing goods, wares or merchandise of any kind to wholesalers or retailers.

In order to reach the target revenue of approximately \$4 million, a tax rate of \$.1705 per square foot would be needed to be collected from all of the existing buildings, totaling 23,569,330 square feet, as shown in attachment 1. This business license tax was calculated by applying the tax to all existing warehousing/distribution businesses listed on attachment 1, in which building sizes range from 45,380 square feet up to 1.7 million square feet.

If the industrial developments were to pay this tax on an annual basis, the City of Perris would raise enough money each year to fund the necessary amounts needed for street repairs. Based on the amount of revenue needed for the necessary road repairs, a business license tax of \$.1705 per square foot would be required for all existing warehouses, regardless of size. However, other options can be examined, including whether to apply the tax only to those warehouses, 500,000 square feet or greater, 250,000 square feet or greater, 100,000 square feet or greater, or 50,000

square feet or greater. The following table depicts the recommended business license tax for the varying building sizes in order to reach annual revenues of \$4,019,315 for necessary road repairs.

| Building Size | Tax Rate | Total Building SF Citywide | # of Buildings |
|-----------------------------------|------------|----------------------------|----------------|
| All sizes | \$.1705/sf | 23,569,330 sf | 38 |
| 50,000 sf or larger (recommended) | \$.1709/sf | 23,523,950 sf | 37 |
| 100,000 sf or larger | \$.1722/sf | 23,341,663 sf | 36 |
| 250,000 sf or larger | \$.1809/sf | 22,218,171 sf | 29 |
| 500,000 sf or larger | \$.2136/sf | 18,820,584 sf | 20 |
| 1 million sf or larger | \$.3271/sf | 12,286,831 sf | 11 |

The tax rate options above would be the maximum rates approved by the voters. The City Council could determine to change the tax amount so long as it does not exceed the maximum approved by the voters.

The table below shows an example of the annual tax payment for varying size buildings:

| Building Size | Tax Rate | Annual Tax Payment |
|---------------|------------|--------------------|
| 50,000 sf | \$.1705/sf | \$8,545/year |
| 100,000 sf | \$.1722/sf | \$17,220/year |
| 250,000 sf | \$.1809/sf | \$45,225/year |
| 500,000 sf | \$.2136/sf | \$106,800/year |
| 1 million sf | \$.3271/sf | \$327,100/year |

TIMELINE

Staff has verified with the Riverside County Office of Registrars that this tax measure can be placed on the ballot as a special election on November 7, 2023. This type of tax measure is considered a special tax and would require 2/3 approval from the voters to be effective in the city and cannot be commingled with general fund monies.

The next step is to have the City Council give staff direction to move forward with the business tax revenue measure and provide staff with the preferred building size square footage in which the tax would apply. Staff will then bring back the necessary resolutions at a future meeting so that the City Council can approve the resolutions to place the measure on the ballot at a special election to be held on November 7, 2023. The City Council would need to make this decision by the July 25, 2023, City Council meeting so all the necessary documentation can be forwarded to the Riverside County Registrar of Voters office by August 11, 2023. Because this is a special tax, a majority vote of the City Council is required to place the measure on the ballot, and 2/3 of the voters would be required to approve by ballot for the measure to be effective.

COSTS

For this proposed revenue tax measure to be placed on the November special election, the County of Riverside has estimated the cost to be approximately \$105,000. Staff will also seek out the assistance of a public relations firm to advocate and support the revenue tax measure and help to educate the public on how the tax will be applicable to warehouses only to raise the necessary funds needed to help repair the infrastructure surrounding those areas. The estimated cost of the public relations firm will be around \$45,000, so the total estimated cost of the revenue tax measure is \$150,000.

STAFF RECOMMENDATION

Based upon the options presented above, staff is recommending that the Council select the option of warehouses with a square footage of 50,000 square feet and above, including a definition of warehouses as mentioned in the report. Based on the list of existing warehousing The below chart diagrams the four options including what the tax rate will be, the total square feet of all warehouses in that option, and the number of buildings that fall under the respective tier. At the 50,000 square feet option, that tax rate would equate to .1709, including 23,523,950 total square feet of buildings, and 37 existing buildings over 50,000 sq.ft.

BUDGET (or FISCAL) IMPACT: The cost of the special election plus outreach using a public relations firm will be approximately \$150,000 and would be paid out of the general fund.

Prepared by: Ernie Reyna, Deputy City Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager WB
Deputy City Manager ER

Attachments:

1. Existing Industrial Warehouses
2. Approved Warehouse Buildings (Not Under Construction)
3. Warehouses Under Construction
4. Memo from Willdan Dated March 7, 2023
5. Truck Routes and Collector/Arterial Streets Exhibit

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

ATTACHMENT 1

EXISTING INDUSTRIAL WAREHOUSES

| Existing Industrial Warehouses | | | |
|---------------------------------------|--|--------------------------|-----------------------|
| Address | DBA (Google) | Total Lot Acreage | Building sqft. |
| North | | | |
| 3722 N. Redlands Ave. | Whirlpool | 83.52 | 1,704,127 |
| 4120 Indian Ave. | General Mills Operation | 83.15 | 1,545,390 |
| 350 W. Markham St. | Home Depot Distribution | 80.02 | 1,364,551 |
| 3404 Indian Ave. | Ross Distribution Center | 83.28 | 1,345,103 |
| 3700 Indian Ave. | Hanesbrands, Inc. | 57.79 | 1,319,017 |
| 3300 Indian Ave. | Wayfair, Inc. | 59.05 | 1,226,658 |
| 3984 Indian Ave. | Lowes Distribution Center | 107.48 | 1,225,387 |
| 728 W RIDER ST | Duke Realty Webster Rider LP | 55.26 | 1,200,000 |
| 4120 N. Webster Ave. | Ferguson Plumbing Supply | 32.37 | 1,044,592 |
| 4375 N. Perris Blvd. | Amazon Fulfillment Center LGB9 | 46.76 | 1,016,030 |
| 4565 Redlands Ave. | The Home Depot Distribution Center | 67.45 | 1,000,103 |
| 4413 Patterson Ave. | XPO Logistics | 41.82 | 912,338 |
| 657 W. Nance St. | National Distribution Centers LP | 43.64 | 864,000 |
| 4150 Patterson Ave. | Amazon KRB4 | 37.43 | 800,218 |
| 3500 Indian Ave. | Wayfair, Inc. | 36.72 | 783,407 |
| 4378 N. Perris Blvd. | Ross | 35.84 | 698,274 |
| 233 W. Markham Str. | DMSI Warehouse & Forever 21 | 30.75 | 656,695 |
| 3350 Redlands Ave. | Sketchers | 30 | 640,000 |
| 4555 Redlands Ave | Essendant - Perris Distribution Center | 24.92 | 599,113 |
| 3900 Indian Ave. | Kenco | 28.11 | 579,708 |
| 290 E. Markham St. | Tech Style Fashion | 24.26 | 474,000 |
| 375 E. Markham St. | GEODIS | 11.2 | 456,652 |
| 4130 Indian Ave. | Grainger Warehouse | 16.85 | 428,730 |
| 4160 Patterson Ave. | Ryder E-Commerce Fulfillment Node | 21.49 | 406,650 |
| 1301 Harley Knox Blvd. | KenCo | 23.13 | 396,845 |
| 251 E. Rider St | IDC Logistics | 16.29 | 341,492 |
| 400 Harley Knox Blvd. | National Retail Transport (NRT) | 13.2 | 339,519 |
| 3125 Wilson Ave. | Newage Products Logistics California | 15.6 | 302,333 |
| 1330 Nandina Ave. | PODS Storage | 25.4 | 251,366 |
| 353 Perry St. | Moret Group Distribution | 11.15 | 240,247 |
| 4564 Redlands Ave. | Peloton | 11.17 | 210,900 |
| 380 W. Markham St | Restrospec | 9.12 | 191,920 |
| 24455 W NANCE ST | Yakima | 9.12 | 187,780 |
| 501 Harley Knox Blvd. | Berry Direct & Utopia Distribution | 9.09 | 172,645 |
| 278 E. Markham St. | Penske Logistics | 6.85 | 120,000 |
| 5100 Western Wy. | Custom Molded Products LLC | 4.74 | 100,140 |
| 212 E MARKHAM ST | Global Warehouse/ Lecang LLC | 4.2 | 82,147 |
| 19401 Brennan Ave. | StarCrest Products of California | 14.06 | 45,380 |
| Total Acreage | | 1312.28 | 23,569,330 |

ATTACHMENT 2

APPROVED DISTRIBUTION CENTERS (not in
construction)

ATTACHMENT 3

WAREHOUSES UNDER CONSTRUCTION

ATTACHMENT 4

MEMO FROM WILLDAN 030723

Memorandum

To: City of Perris
From: James Edison and Carlos Villarreal, Willdan Financial Services
Date: March 7, 2023
Re: Revenue Analysis

The City of Perris engaged Willdan Financial Services to provide an analysis of potential revenue from the implementation of a supplemental business license tax on warehouse/distribution businesses. Business license taxes are imposed on businesses operating in the City, again as a flat amount per business or some other attribute such as the square footage of the premises of the business.

Table 1 summarizes the results of this analysis which will be further explained below.

Table 1
Summary of Results
Perris Road Maintenance Funding Analysis

| Type | Rate (1) | Est. Annual Revenue | Est. Future Annual Revenue (2) |
|----------------------|----------|---------------------|--------------------------------|
| Business License Tax | \$0.1705 | \$4,019,315 | \$5,849,880 |

(1) Rate is per existing square foot of land for building for business license

(2) Including entitled and under construction projects. NA to parcel tax.

Willdan, 2023

Road Maintenance Costs

The City of Perris has experienced significantly increased truck traffic related to the development of industrial space in the City, especially uses such as warehouses and distribution centers that generate large number of truck trips. This in turn has resulted in increased road maintenance costs for the City. The City of Perris Public Works Department has prepared an estimate of life cycle maintenance costs of roads associated with the truck traffic in the City. As shown in Table 2, the truck routes alone cost a total of \$25.5 million, or \$850,000 annually, and the truck routes and collectors combined cost a total of \$120.6 million, or \$4.0 million annually.

Table 2
Road Maintenance Costs
Perris Road Maintenance Funding Analysis

| Years | Rehab Cycle | Truck Routes | Collectors / Arterials | Both |
|-------------------|--------------------|---------------------|------------------------|----------------------|
| 4 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 8 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 12 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 16 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 20 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 24 | Grind & Overlay | \$9,846,328 | \$36,662,894 | \$46,509,222 |
| 28 | Slurry Seal | \$1,166,972 | \$4,345,232 | \$5,512,204 |
| 30 | Remove and Replace | <u>\$33,772,905</u> | <u>\$125,753,725</u> | <u>\$159,526,630</u> |
| Total without R&R | | \$25,527,517 | \$95,051,946 | \$120,579,463 |
| Annual | | \$850,917 | \$3,168,398 | \$4,019,315 |

City of Perris staff and Willdan used a GIS database to identify the parcels zoned as industrial land in the City. Based on this analysis the City and Willdan estimate that there are approximately 723 parcels totaling 162 million square feet of land area (or 3,719 acres) in the City. The City has also tracked major industrial projects in the City in past decades to identify industrial projects in the last twenty years to estimate the square footage of buildings that would be subject to a business license tax.

This analysis has a number of limitations. Not included in this analysis is an examination of what development is actually on the parcels zoned industrial, for example, and the projects used to estimate the business license tax are not an exhaustive list of projects that would be subject to the tax. The calculations in this analysis are an estimate of future revenue, and the City and Willdan believe that they are approximately correct but not exactly.

In the event that the City decides to proceed with the business license tax, City staff will continue to refine the analysis to determine exactly what businesses apply. The City must define which parcels are subject to the tax. For example, the tax may be levied on all industrial zoned parcels, or only those zoned for warehouse/distribution uses.

Table 3 details the results of this analysis. As shown on Table 3, Willdan and the City have identified 162 million square feet of industrial parcels and 26 million square feet of existing industrial development. It is important to note, as described above, that these figures are estimates but appear to be roughly correct. For the business license tax, Table 3 also includes a calculation of the total of both completed and entitled projects, totaling approximately 37 million square feet of building area.

Table 3
Industrial Square Footage
Perris Road Maintenance Funding Analysis

| Category | Land SF | Building SF |
|---------------------------------|-------------|-------------|
| Completed Projects (1) | NA | 23,569,330 |
| Completed and Entitled Projects | NA | 35,116,751 |
| Zoned Industrial Parcels | 162,007,162 | NA |

(1) Includes projects between 2,000 and 2 million sf.

Source: City of Perris

Willdan 2023

Tax Calculation

Based on the development estimates above, Willdan calculated the tax rates that would be sufficient to fund the annual road maintenance costs detailed in Table 2. Table 4 details the results of this analysis.

Table 4
Business License Tax Revenue Calculation
Perris Road Maintenance Funding Analysis

| Tax Type | Target Revenue | SF (1) | Rate |
|-------------------------|-----------------------|---------------|-------------|
| Business Lic Tax | | | |
| Truck Routes/Collectors | \$4,019,315 | 23,569,330 | \$0.1705 |

(1) Building SF for license, land SF for parcel tax.

Source: City of Perris

Willdan 2023

As an illustrative example, a 300,000 square foot industrial building with a typical FAR of .5 (so 600,000 square foot lot, or approximately 14 acres) would pay a parcel tax of \$14,900 annually at the tax rate indicated in Table 4, or a business license tax of \$51,159 annually. These figures are meant as an illustrative range of taxes that could be adopted and are not necessary for the establishment of the tax, which requires an election as discussed elsewhere.

ATTACHMENT 5

**TRUCK ROUTES INCLUDING
COLLECTORS EXHIBIT**

