

From: Daniel Louie <dLouie@willdan.com>
Sent time: 08/09/2021 08:40:57 AM
To: Blackstarcorp2 <blackstarcorp2@aol.com>
Cc: LCurriel@cityofperris.org; Dulce Bernal <DBernal@willdan.com>; Michael Morales <mmorales@cityofperris.org>; Sharon Erb <sharon@trilakeconsultants.com>; Ernie Reyna <ereyna@cityofperris.org>; James Frigo <JFrigo@cityofperris.org>; Adrienne Morales <AMorales@cityofperris.org>; Stuart McKibbin <stuart@trilakeconsultants.com>
Subject: PLN 17-05171 LMD Annexation Deposit
Attachments: both Petition and C&W.pdf Perris PLN 17-05171 Developer Deposit LMD.pdf

Hi Sal,

Under Engineering Conditions of Approval #4, there is a condition to annex into the Landscaping District LMD1. Even though you have the option of maintaining your property's off-site landscaping, the city requires you to annex into LMD1 so that if the improvements are not maintained up to City standards, they can provide for landscaping maintenance under LMD1. As such, we will need to initiate the LMD1 annexation with a deposit. I apologize for any confusion on this.

Daniel Louie
Project Manager

Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, CA 92590
(W) 951.587.3564
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Willdan Financial Services is not advising or recommending any action be taken by the recipient of this information with respect to any prospective, new, or existing municipal financial products or issuance of municipal securities (including with respect to the structure, timing, terms and other similar matters concerning such financial products or issues) unless formally engaged to provide such information.



August 9, 2021, Sent via email only

Sal Hernandez
Blackstarcorp2@aol.com

**PLN 17-05171, ANNEXATION TO SPECIAL DISTRICTS – LMD1
CITY OF PERRIS**

Conditions of Approval set by the City of Perris, for the above-referenced project, requires annexation into the City's special districts. Each district requires a balloted public hearing. The first step is to make a deposit in the amount of \$5,250 to the City of Perris with payment made in the Office of the City Engineer. Include a copy of this letter with your payment.

Upon payment, please provide a copy of the payment receipt as our authorization to proceed. With an authorization to proceed, you will be provided annexation documents for property owner execution and a list of the project information to be transmitted to Willdan. With the delivery of the requested project information, we will establish a timeline and coordinate with you the completion of annexations to the following special districts:

Special District	Reference	Deposit
Landscape Maintenance District No. 1	127-0091-4516	\$5,250
Total Deposit		\$5,250

Please copy my associate Dulce Bernal (DBernal@willdan.com) on all correspondence with Willdan on these annexations.

Sincerely,
WILLDAN FINANCIAL SERVICES

Daniel Louie
Project Manager, District Administration Services

- Liz Curiel, **CITY OF PERRIS**
- Sharon Erb, **CITY OF PERRIS**
- Ernie Reyna, **CITY OF PERRIS**
- James Frigo, **CITY OF PERRIS**
- Michael Morales, **CITY OF PERRIS**
- Adrienne Morales, **CITY OF PERRIS**
- Stuart McKibbin, **CITY OF PERRIS**
- Dulce Bernal, **WILLDAN**

both Pet. and C&WV.pdf

CONSENT AND WAIVER TO ANNEXATION

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

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

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

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

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

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

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

Dated: _____

Signature

List Property Owner Name and Mailing Address

Please have notarized

John C. W. 1/1/11
John C. W. 1/1/11

PETITION FOR THE ANNEXATION TO A BENEFIT ASSESSMENT DISTRICT TO FINANCE THE MAINTENANCE OF CERTAIN PUBLIC IMPROVEMENTS

**BEFORE THE CITY COUNCIL OF THE CITY OF PERRIS,
STATE OF CALIFORNIA**

In the matter of the proposed)
Annexation to City of Perris)
Flood Control Maintenance District No. 1)

TO: The City Council of the City of Perris

We, the undersigned, hereby:

- (1) Petition you to initiate and complete all necessary proceedings under the Benefit Assessment Act of 1982, Chapter 6.4 (commencing with Section 54703) of Part 1 of Division 2 of Title 5 of the California Government Code for the annexation to a benefit assessment district for the maintenance of certain flood control improvements which benefit the property described on Exhibit "A" attached hereto and incorporated herein by this reference to the Maintenance District.
- (2) Certify that the proposed annexation to a benefit assessment district that will be subject to assessment for maintenance of such improvements, is that real property in the City of Perris, County of Riverside, State of California, generally described on Exhibit "A" attached hereto and incorporated herein by this reference to the Maintenance District.
- (3) Certify that we constitute the owners(s), including mortgagees or beneficiaries under any existing mortgage or subject to assessment for the proposed annexation, of the property in the proposed annexation to a benefit assessment district, as shown by the last equalized assessment roll used by the County of Riverside at the time this Petition is filed and also constitute the owner(s) of sixty percent (60%) of the area of all assessable lands within the proposed annexation to a benefit assessment district.
- (4) In order to expedite the project, agree to dedicate all necessary rights-of-way or easements as determined necessary for maintenance of the public improvements.

Dated: _____

Signature

List Property Owner Name and Mailing Address

Please have notarized

