

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

**ANNUAL ENGINEER'S REPORT  
FISCAL YEAR 2010/2011  
APRIL 27, 2010**

**AGENCY: City of Perris**

**PROJECT: Maintenance District No. 84-1**

**TO: City Council  
City of Perris  
State of California**

**REPORT PURSUANT TO "LANDSCAPING AND LIGHTING ACT OF 1972"**

Pursuant to the direction from the City Council, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the **STATE OF CALIFORNIA**, being the "Landscaping and Lighting Act of 1972", as amended, commencing with Section 22500. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2010 to June 30, 2011.

**PART 1. Plans and Specifications** of the improvements to be maintained and/or improved for the fiscal year. The plans and specifications show and describe the existing improvements, and are sufficient in showing and describing the general nature, location and extent of the improvements.

**PART 2. An Estimate** of the costs of the improvements to be maintained and/or improved for the mentioned fiscal year. This estimate has been reviewed and approved by the Finance Department.

**PART 3. An Assessment Roll** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown on the below-referenced Diagram.

**PART 4. A Diagram** of the Maintenance District. Said Diagram shall show the exterior boundaries of the District and the boundaries of any zones within the District. Reference is made to the County Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the fiscal year to which the "Report" applies.

Executed this 27<sup>th</sup> day of April, 2010.

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

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RON CARR  
Assistant City Manager/  
Finance Director  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's "Report" were made on the 13<sup>th</sup> day of July, 2010 by adoption of Resolution No. \_\_\_\_\_ of the City Council.

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JUDY L. HAUGHNEY  
City Clerk  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 27<sup>th</sup> day of April, 2010.

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JUDY L. HAUGHNEY  
City Clerk  
**CITY OF PERRIS**  
STATE OF CALIFORNIA

**Part 1**  
**Plans and Specifications**

**Maintenance District No. 84-1**  
**City of Perris**

Generally, the work to be performed consists of the energy and maintenance costs of approximately 3,353 street lights and 44 traffic signals, all located within the City of Perris.

The existing street light improvements, as shown in the Street Light Atlas Maps, are owned by the Southern California Edison Company. Said Atlas is on file in the City of Perris Office of Community Development and is made a part of this report to the same extent as if said documents were attached hereto.

The traffic signals to be maintained and operated are owned by the City of Perris. The location of the traffic signals to be maintained and operated, including future signals, is as follows:

1. Case Road and entry to PM 33266
2. Citrus Avenue and Evans Road (future)
3. Ethanac and Case Roads
4. Ethanac and I-215 – southbound
5. Ethanac and Trumble Roads
  
6. Evans Road & Belserra Court or Anira Court (future)
7. Evans Road & Kestral Gate
8. Evans Road & Sparrow Way
9. Goetz Road and Cai Court
10. Goetz Road and Chase Road (future)
  
11. Goetz Road and Ellis Avenue (future)
12. Goetz and Ethanac Roads
13. Goetz Road and Fieldstone Drive (future)
14. Goetz Road and Monument Parkway
15. Mapes and Trumble Roads (future)
  
16. May Ranch Parkway and Evans Road
17. Nuevo and Dunlap Roads
18. Nuevo Road and El Nido Avenue (future)
19. Nuevo and Evans Roads (future)
20. Nuevo Road and Old Nuevo Road and Perris Plaza
  
21. Nuevo Road and Redlands Avenue
22. Nuevo Road and Towne Centre and Perris Plaza
23. Nuevo Road and Wilson Avenue
24. Oleander and Indian Avenues
25. Oleander Avenue and Western Way (future)

26. Perris Boulevard and Citrus Avenue
27. Perris Boulevard and Crossroads Court and Perris Plaza
28. Perris Boulevard and Dawes Street (future)
29. Perris Boulevard and Gallant Fox
30. Perris Boulevard and Jarvis Street
  
31. Perris Boulevard and Mildred Street
32. Perris Boulevard and Morgan Street
33. Perris Boulevard and Oleander Avenue
34. Perris Boulevard and Orange Avenue
35. Perris Boulevard and Placentia Avenue
  
36. Perris Boulevard and Ramona Expressway
37. Perris Boulevard and Rider Street
38. Perris Boulevard and Sinclair
39. Perris Boulevard and Spectrum Street
40. Perris Boulevard and Walnut Street (future)
  
41. Ramona Expressway and Bradley Road
42. Ramona Expressway and Evans Road
43. Ramona Expressway and Fair Way and Avalon Parkway
44. Ramona Expressway and Indian Avenue
45. Ramona Expressway and Redlands Avenue
  
46. Ramona Expressway and Rider Street
47. Redlands Avenue and Dale Street
48. Redlands and Orange Avenues
49. Rider Street and Bradley Road
50. Rider Street and Evans Road
  
51. Rider Street and Redlands Avenue
52. Rider Street and Sherman Road
53. San Jacinto Avenue and Diana Street

**Part 2**  
**Fiscal Year 2010/2011 Cost Estimate**

**Maintenance District No. 84-1**  
**City of Perris**

<u>Item</u>	<u>Estimated Cost</u>
<b>2010/2011 Street Light Costs (see Exhibit A)</b>	<b>\$533,949.19</b>
<b>2010/2011 Traffic Signal Costs (see Exhibit B)</b>	
Traffic Signal Energy Costs	\$54,992.45
Traffic Signal Maintenance Costs	74,232.79
Capital Improvement/Repair Fund	<u>179,460.00</u>
<b>Total Traffic Signal Costs</b>	<b>\$308,685.24</b>
<b>Tax Roll Reserve</b>	<b>\$404,003.51</b>
<b>Systems Management</b>	
Administration & Operations	\$88,600.00
Office of the City Clerk	1,500.00
Assessment Engineering	18,500.00
County Charges	<u>4,000.00</u>
<b>Total Systems Management</b>	<b>\$112,600.00</b>
<b>Subtotal</b>	<b>\$1,359,237.94</b>
<b>2009/2010 Tax Roll Reserve</b>	<b>\$376,889.90</b>
<b>2009/2010 Estimated Surplus</b>	<b>\$82,244.87</b>
<b>Less General Contribution</b>	
2010/2011 Street Light Costs (see Exhibit A)	\$40,319.13
2010/2011 Traffic Signal Costs (see Exhibit B)	89,478.98
2010/2011 Systems Management	<u>17,329.33</u>
<b>Less Total General Contribution</b>	<b>\$147,127.44</b>
<b>Balance to Assessment</b>	<b>\$752,975.73</b>

**Exhibit A to Part 2  
Fiscal Year 2010/2011 Street Light Costs**

**Fiscal Year 2010/2011 Cost Estimate  
Maintenance District No. 84-1  
City of Perris**

<u>Street Lights</u>	<u>Number of Lights</u>	<u>Number of Months</u>	<u>Total Cost per Month</u>	<u>Total Annual Cost</u>	<u>General Cost per Month</u>	<u>Total General Cost</u>
5,800 Lumen	5	12	\$10.99	\$659.40		
9,500 Lumen	2,484	12	12.34	367,830.72		
22,000 Lumen	825	12	16.27	161,073.00	\$3.93	\$38,907.00
22,000 Lumen	8	6	16.27	780.96	3.93	188.64
22,000 Lumen	10	4	16.27	650.80	3.93	157.20
22,000 Lumen	11	3	16.27	536.91	3.93	129.69
22,500 Lumen	7	12	18.96	1,592.64	6.62	556.08
50,000 Lumen	<u>3</u>	12	22.91	<u>824.76</u>	10.57	<u>380.52</u>
<b>Totals</b>	3,353			\$533,949.19		\$40,319.13

**Exhibit B to Part 2  
Fiscal Year 2010/2011 Traffic Signal Costs**

**Fiscal Year 2010/2011 Cost Estimate  
Maintenance District No. 84-1  
City of Perris**

<b><u>Traffic Signal Location</u></b>	<b><u>Estimated FY 2010/2011 Costs</u></b>				<b><u>2010/2011 Cost Distribution</u></b>		
	<b><u>Energy</u></b>	<b><u>Maintenance</u></b>	<b><u>Repair</u></b>	<b><u>Total</u></b>	<b><u>MD 84-1</u></b>	<b><u>City</u></b>	<b><u>Total</u></b>
Case Road & PM 33266 Entry	\$1,410.06	\$1,547.79	\$4,486.50	\$7,444.35	\$7,444.35	\$0.00	\$7,444.35
Ethanac & Case Rds.	965.56	1,547.79	4,486.50	6,999.85	1,399.97	5,599.88	6,999.85
* Ethanac Rd. & I-215, southbound		1,024.64		1,024.64	204.93	819.71	1,024.64
Ethanac & Trumble Rds.	1,424.14	1,547.79	4,486.50	7,458.43	3,729.21	3,729.21	7,458.42
Evans Rd. & Kestral Gate	1,653.51	1,547.79	4,486.50	7,687.80	7,687.80	0.00	7,687.80
Evans Rd. & Sparrow Way	1,520.85	1,547.79	4,486.50	7,555.14	7,555.14	0.00	7,555.14
Goetz Rd. & Cai Court	1,115.70	1,547.79	4,486.50	7,149.99	6,650.92	499.07	7,149.99
Goetz Rd. & Case	1,410.06	1,547.79	4,486.50	7,444.35	1,861.09	5,583.26	7,444.35
** Goetz Rd. & Ethanac Rd.		6,002.82		6,002.82	1,200.56	4,802.26	6,002.82
** Goetz Rd. & Monument Parkway		1,739.52		1,739.52	1,739.52	0.00	1,739.52
May Ranch Pkwy. & Evans Rd.	1,939.01	1,547.79	4,486.50	7,973.30	7,973.30	0.00	7,973.30
** Nuevo Rd. & Dunlap Rd.		3,554.26		3,554.26	3,554.26	0.00	3,554.26
Nuevo Rd. & Evans Rd.	1,410.06	1,547.79	4,486.50	7,444.35	5,988.24	1,456.12	7,444.36
Nuevo Rd. & Old Nuevo Rd.	1,212.95	1,547.79	4,486.50	7,247.24	5,829.68	1,417.56	7,247.24
Nuevo Rd. & Redlands Ave.	1,542.77	1,547.79	4,486.50	7,577.06	6,094.99	1,482.07	7,577.06

\* Maintained and operated by CALTRANS.

\*\* Maintained and operated by the County of Riverside.



<u>Traffic Signal Location</u>	<u>Estimated FY 2010/2011 Costs</u>				<u>2010/2011 Cost Distribution</u>		
	<u>Energy</u>	<u>Maintenance</u>	<u>Repair</u>	<u>Total</u>	<u>MD 84-1</u>	<u>City</u>	<u>Total</u>
Nuevo Rd. & Towne Center	1,404.60	1,547.79	4,486.50	7,438.89	5,983.84	1,455.05	7,438.89
Nuevo Rd. & Wilson Ave.	1,162.97	1,547.79	4,486.50	7,197.26	2,878.90	4,318.36	7,197.26
Oleander Ave. & Indian Ave.	1,138.18	1,547.79	4,486.50	7,172.47	717.25	6,455.22	7,172.47
Perris Blvd. & Citrus Ave.	1,426.22	1,547.79	4,486.50	7,460.51	7,460.51	0.00	7,460.51
Perris Blvd. & Crossroad Ctr./Perris Plaza	1,436.95	1,547.79	4,486.50	7,471.24	6,872.79	598.45	7,471.24
Perris Blvd. & Gallant Fox	640.18	1,547.79	4,486.50	6,674.47	6,139.84	534.62	6,674.46
Perris Blvd. & Jarvis St.	1,692.42	1,547.79	4,486.50	7,726.71	7,726.71	0.00	7,726.71
Perris Blvd. & Mildred St.	1,355.01	1,547.79	4,486.50	7,389.30	7,389.30	0.00	7,389.30
Perris Blvd. & Morgan St.	1,291.39	1,547.79	4,486.50	7,325.68	3,662.84	3,662.84	7,325.68
Perris Blvd. & Oleander Ave	1,221.47	1,547.79	4,486.50	7,255.76	1,451.15	5,804.61	7,255.76
Perris Blvd. & Orange Ave.	1,042.81	1,547.79	4,486.50	7,077.10	7,077.10	0.00	7,077.10
Perris Blvd. & Placentia Ave.	1,747.74	1,547.79	4,486.50	7,782.03	3,112.81	4,669.22	7,782.03
Perris Blvd. & Ramona Expwy.	1,796.24	1,547.79	4,486.50	7,830.53	1,827.65	6,002.88	7,830.53
Perris Blvd. & Rider St.	1,000.65	1,547.79	4,486.50	7,034.94	6,471.44	563.50	7,034.94
Perris Blvd. & Sinclair St.	1,369.37	1,547.79	4,486.50	7,403.66	7,403.66	0.00	7,403.66
Perris Blvd. & Spectrum		1,547.79	4,486.50	6,034.29	5,550.94	483.35	6,034.29
Ramona Expwy. & Bradley Rd.	1,320.81	1,547.79	4,486.50	7,355.10	7,355.10	0.00	7,355.10
Ramona Expwy. & Evans Rd.	940.26	1,547.79	4,486.50	6,974.55	1,627.86	5,346.69	6,974.55
Ramona Expwy. & Fair Wy./Avalon Pkwy.	1,278.81	1,547.79	4,486.50	7,313.10	5,850.48	1,462.62	7,313.10
Ramona Expwy. & Indian Ave.	1,400.56	1,547.79	4,486.50	7,434.85	7,434.85	0.00	7,434.85
Ramona Expwy. & Redlands Ave.	1,567.65	1,547.79	4,486.50	7,601.94	1,520.39	6,081.55	7,601.94
Ramona Expwy. & Rider St.	1,379.17	1,547.79	4,486.50	7,413.46	7,413.46	0.00	7,413.46
Redlands Ave. & Dale St.	1,631.68	1,547.79	4,486.50	7,665.97	7,665.97	0.00	7,665.97
Redlands & Orange Aves.	1,774.18	1,547.79	4,486.50	7,808.47	1,561.69	6,246.78	7,808.47

<u>Traffic Signal Location</u>	<u>Estimated FY 2010/2011 Costs</u>				<u>2010/2011 Cost Distribution</u>		
	<u>Energy</u>	<u>Maintenance</u>	<u>Repair</u>	<u>Total</u>	<u>MD 84-1</u>	<u>City</u>	<u>Total</u>
Rider St. & Bradley Rd.	1,609.63	1,547.79	4,486.50	7,643.92	7,643.92	0.00	7,643.92
Rider St. & Evans Rd.	2,316.40	1,547.79	4,486.50	8,350.69	8,350.69	0.00	8,350.69
Rider St. & Redlands Ave.	1,410.06	1,547.79	4,486.50	7,444.35	2,977.74	4,466.61	7,444.35
Rider St. & Sherman Rd.	1,644.79	1,547.79	4,486.50	7,679.08	7,679.08	0.00	7,679.08
San Jacinto Ave. & Diana St.	<u>1,387.57</u>	<u>1,547.79</u>	<u>4,486.50</u>	<u>7,421.86</u>	<u>1,484.37</u>	<u>5,937.49</u>	<u>7,421.86</u>
Totals	\$54,992.45	\$74,232.79	\$179,460.00	\$308,685.24	\$219,206.29	\$89,478.98	\$308,685.27

**Part 3**  
**Assessment Roll**

**Maintenance District No. 84-1**  
**City of Perris**

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

All of the parcels within Maintenance District 84-1 are located within the City of Perris and are approved developments or are in the final stages of obtaining approval for a proposed development. As a condition of approval, the developer is required by the City to provide certain standard street lighting and traffic control for the entire area within the development; and the energy and maintenance costs for the initial 18-month period. No area or portion thereof is assessed prior to the completion of the initial 18-month period for street lights within the respective development.

The Maintenance 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. These services and materials include the furnishing of electric current; systems management including master planning and location requirements, processing of Edison contracts and payments, processing of traffic signal maintenance contracts and payments, and the maintenance of 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.

Assessment Criteria: The improvements and annexation into Maintenance District No. 84-1 are required for the approval of, and as a consequence of, new development, and thus benefit the respective developments. The lighting is of benefit to abutting parcels as it provides increased property protection, personal safety, visibility, traffic safety, and enhances those areas fronting upon the illuminated street. The traffic signals provide for safety and increases efficiency for the circulation of traffic.

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 was assessed according to the residential lots or nonresidential acreage within the proposed development. All assessed parcels are in Benefit Zone 1 and all non-assessed parcels are in Benefit Zone 2.

The lighting and the orderly circulation of traffic directly benefits the developments within the Maintenance District. Any share of the benefits received that does not provide a special benefit to the assessed properties is a general benefit provided by the improvements. The cost of the general benefit is not to be assessed to the properties in the district.

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

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 Maintenance 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 ADTs and the pass-through ADTs equal 20 ADTs, 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.

The dollar per assessment unit value for Fiscal Year 2010/2011 is as follows:

$$\frac{\text{Total Assessment}}{\text{Total Units}} = \frac{\$ 752,975.73}{16,270.00} = \$ 46.28$$

For the specific assessment on each parcel, reference is made to the Assessment Roll on file with the City Clerk, which is made a part of this Report to the same extent as if attached hereto.

**Part 4**  
**Diagram**

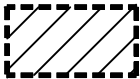
**Maintenance District No. 84-1**  
**City of Perris**

A diagram is attached hereto showing the boundaries of the Maintenance District and boundaries of the benefit zones established within the District, as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

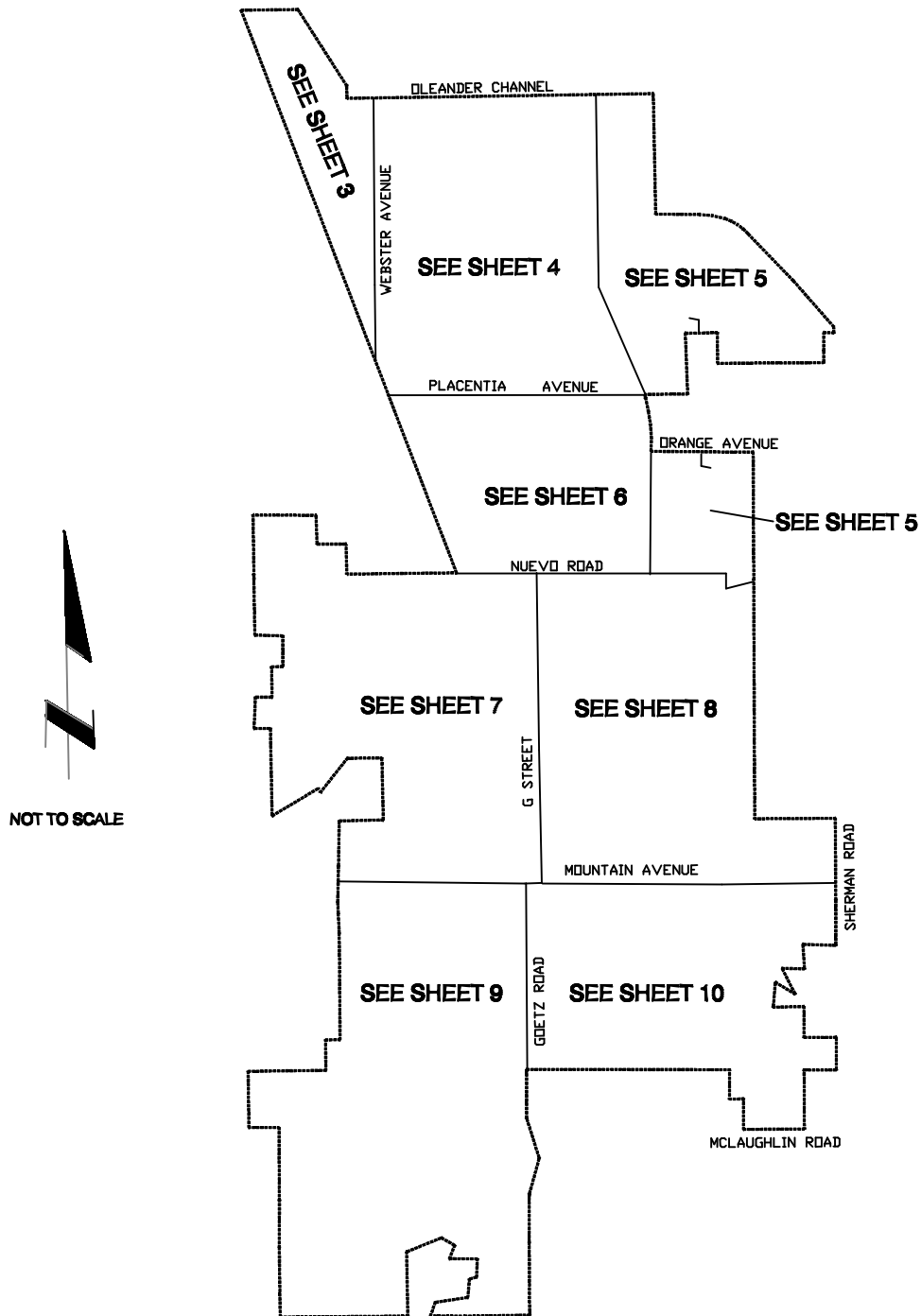
**DIAGRAM OF  
 MAINTENANCE DISTRICT NO. 84-1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2010/2011**



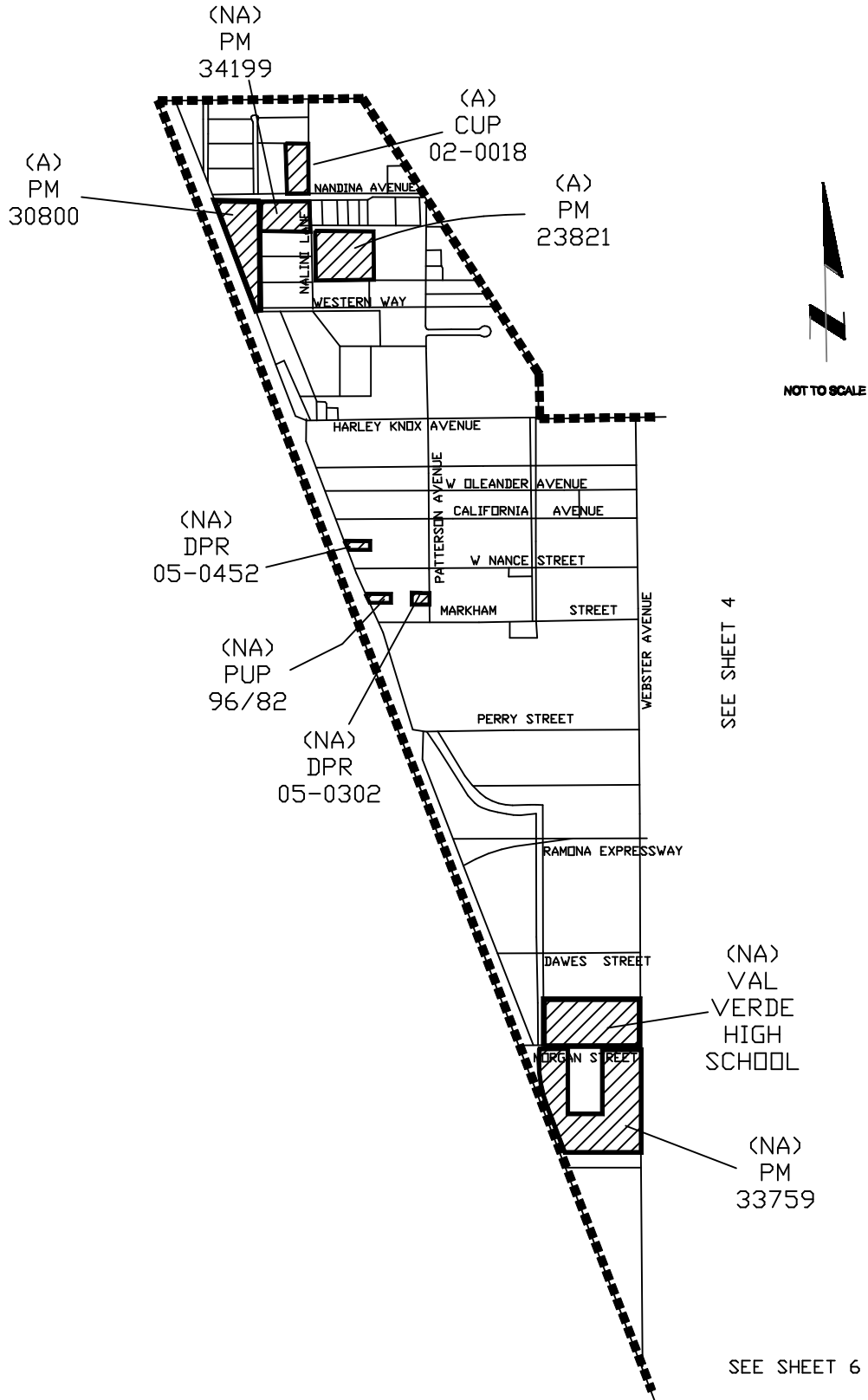
**LEGEND**

-----	CITY BOUNDARY
	MAINTENANCE DISTRICT AND DEVELOPMENT BOUNDARY
<A>	ASSESSED <BENEFIT ZONE 1>
<NA>	NOT ASSESSED <BENEFIT ZONE 2>
CUP	CONDITIONAL USE PERMIT
DPR	DEVELOPMENT PLAN REVIEW
PM	PARCEL MAP
PPR	PLOT PLAN REVIEW
PUP	PUBLIC USE PERMIT
TT	TENTATIVE TRACT OR TRACT

**DIAGRAM OF  
MAINTENANCE DISTRICT NO. 84-1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011**



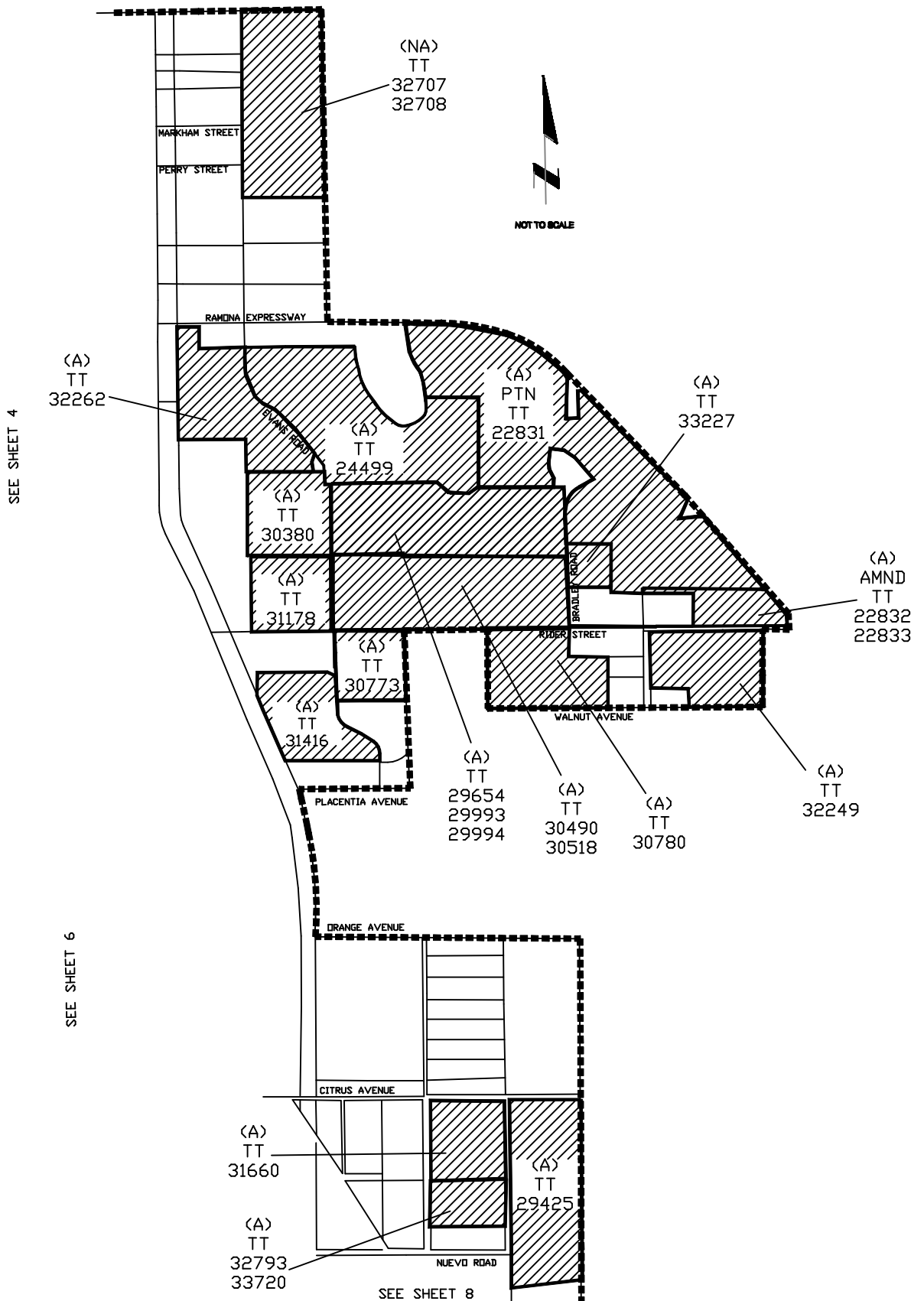
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MAINTENANCE DISTRICT NO. 84-1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011**







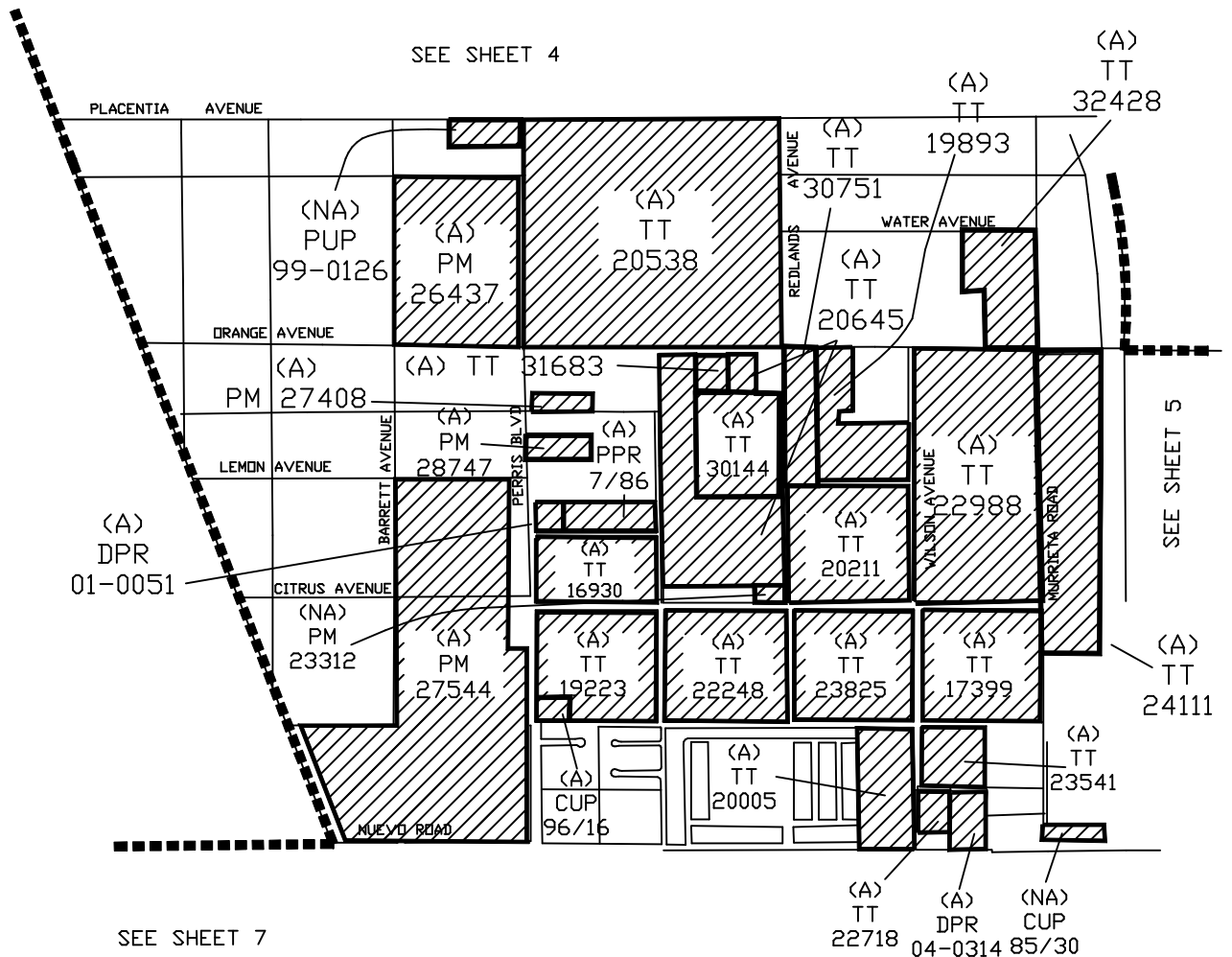
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CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011**



**DIAGRAM OF  
MAINTENANCE DISTRICT NO. 84-1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011**



NOT TO SCALE





**DIAGRAM OF  
MAINTENANCE DISTRICT NO. 84-1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011**



NOT TO SCALE

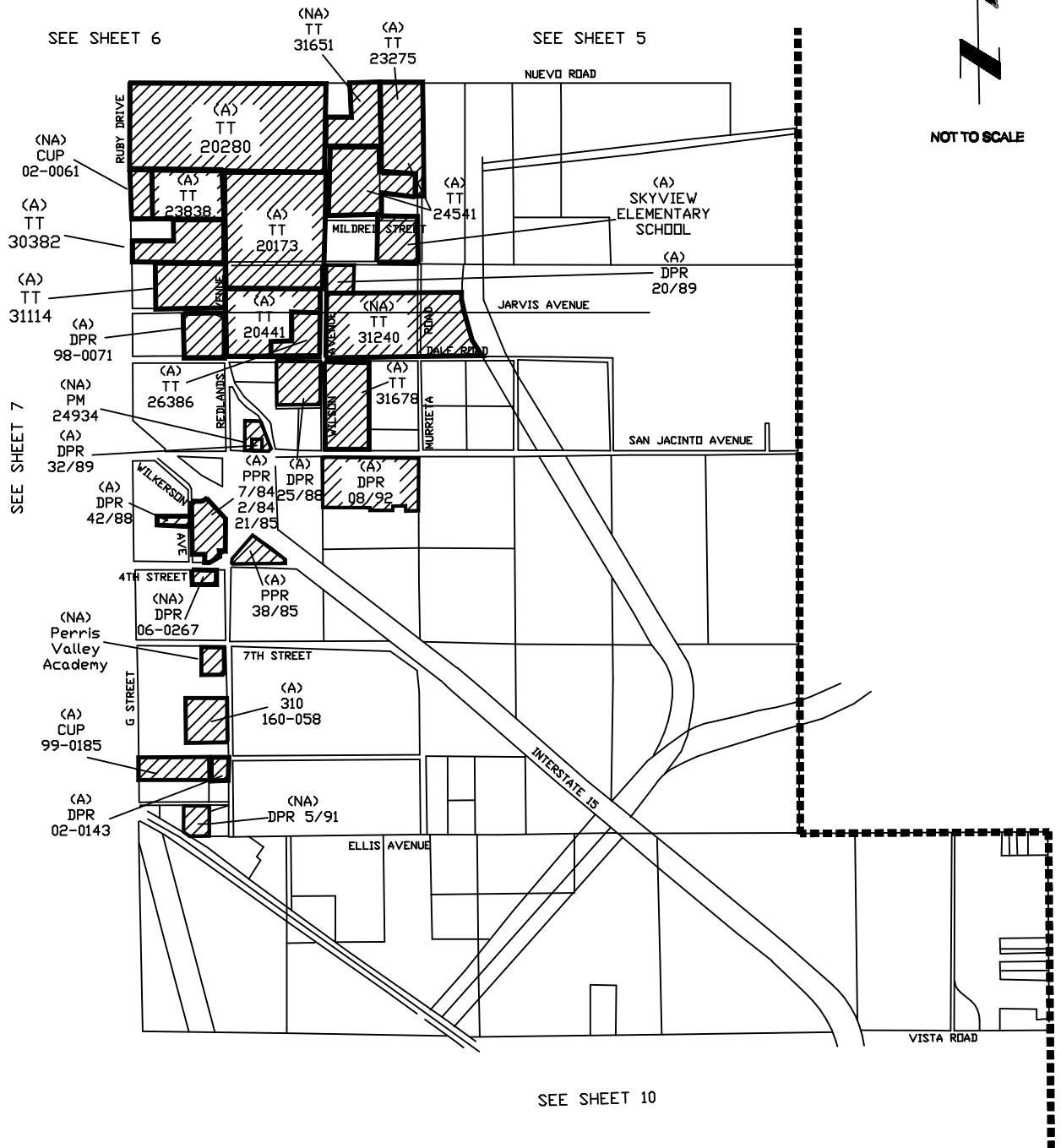
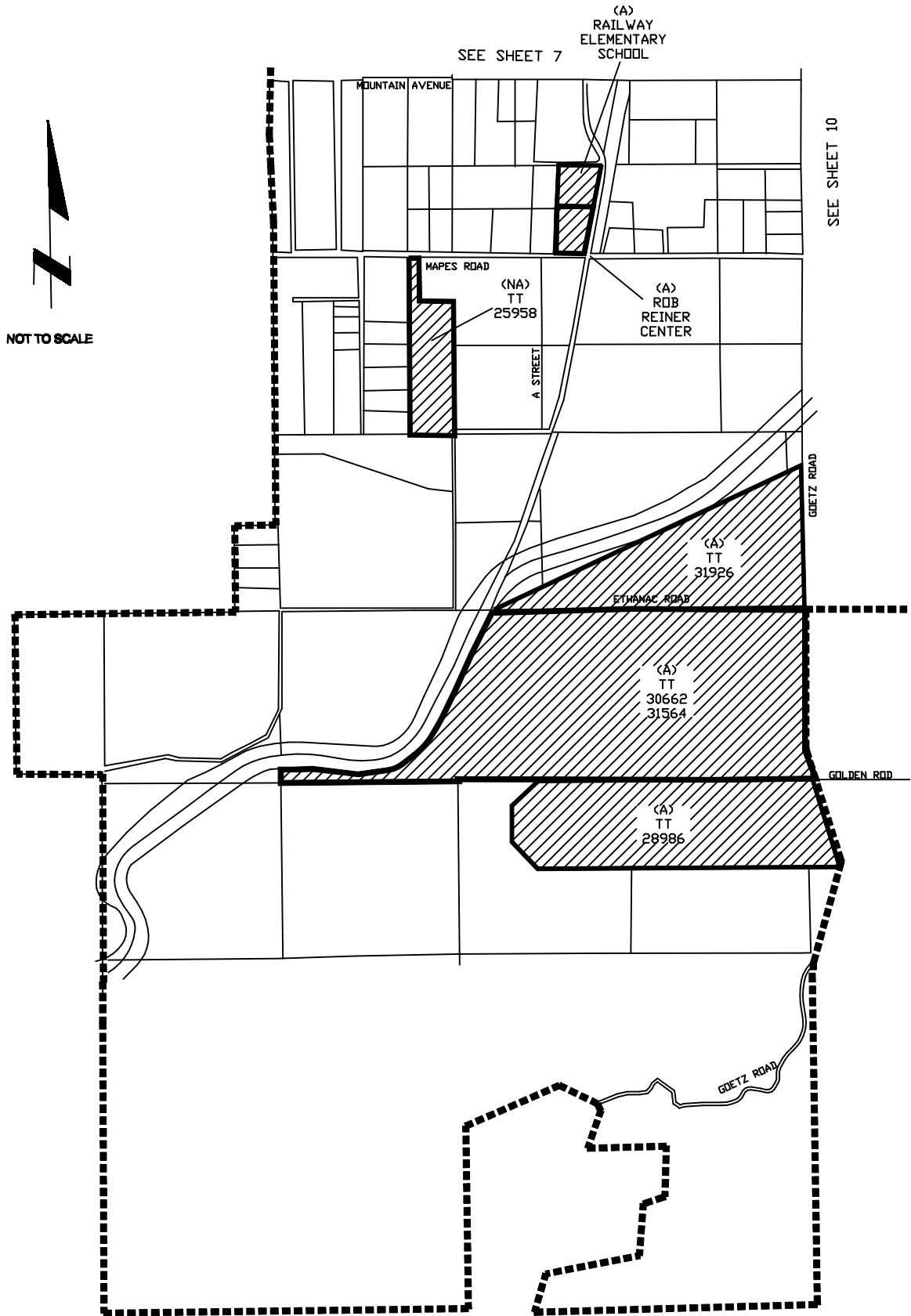


DIAGRAM OF  
MAINTENANCE DISTRICT NO. 84-1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2010/2011



**DIAGRAM OF  
 MAINTENANCE DISTRICT NO. 84-1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2010/2011**



NOT TO SCALE

SEE SHEET 8

SEE SHEET 9

