

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

**ANNUAL ENGINEER'S REPORT
FISCAL YEAR 2012/2013
April 10, 2012**

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, 2012 to June 30, 2013.

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 10th day of April, 2012.

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

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 12th day of June, 2012 by adoption of Resolution No. ____ of the City Council.

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 26th day of June, 2012.

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 3,524 street lights and 45 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/11th Street and D Street
2. Case Road and entry to PM 33266 (future)
3. Citrus Avenue and Evans Road (future)
4. Ethanac and Case Roads
5. Ethanac and I-215 – southbound

6. Ethanac and Trumble Roads
7. Evans Road & Anira Court
8. Evans Road & Kestral Gate
9. Evans Road & Sparrow Way
10. Goetz Road and Cai Court

11. Goetz Road and Case Road
12. Goetz Road and Ellis Avenue (future)
13. Goetz and Ethanac Roads
14. Goetz Road and Fieldstone Drive (future)
15. Goetz Road and Monument Parkway

16. Harley Knox Boulevard and Indian Avenue
17. Harley Knox Boulevard and Western Way (future)
18. Mapes and Trumble Roads (future)
19. May Ranch Parkway and Evans Road
20. Nuevo and Dunlap Roads

21. Nuevo Road and El Nido Avenue (future)
22. Nuevo and Evans Roads
23. Nuevo Road and Old Nuevo Road and Perris Plaza
24. Nuevo Road and Redlands Avenue
25. Nuevo Road and Towne Centre and Perris Plaza

26. Nuevo Road and Wilson Avenue
27. Perris Boulevard and Citrus Avenue
28. Perris Boulevard and Crossroads Court and Perris Plaza
29. Perris Boulevard and Dawes Street
30. Perris Boulevard and Gallant Fox

31. Perris Boulevard and Jarvis Street
32. Perris Boulevard and Markham Street (future)
33. Perris Boulevard and Mildred Street
34. Perris Boulevard and Morgan Street
35. Perris Boulevard and Harley Knox Boulevard

36. Perris Boulevard and Orange Avenue
37. Perris Boulevard and Perry Street (future)
38. Perris Boulevard and Placentia Avenue
39. Perris Boulevard and Ramona Expressway
40. Perris Boulevard and Rider Street

41. Perris Boulevard and Sinclair
42. Perris Boulevard and Spectrum Street
43. Perris Boulevard and Walnut Street (future)
44. Ramona Expressway and Bradley Road
45. Ramona Expressway and Evans Road

46. Ramona Expressway and Fair Way and Avalon Parkway
47. Ramona Expressway and Barrett Avenue
48. Ramona Expressway and Redlands Avenue
49. Ramona Expressway and Rider Street
50. Redlands Avenue and Dale Street

51. Redlands and Orange Avenues
52. Rider Street and Bradley Road
53. Rider Street and Evans Road
54. Rider Street and Redlands Avenue (future)
55. Rider Street and Sherman Road
56. San Jacinto Avenue and Diana Street

Part 2
Fiscal Year 2012/2013 Cost Estimate

Maintenance District No. 84-1
City of Perris

<u>Item</u>	<u>Estimated Cost</u>
2012/2013 Street Light Costs (see Exhibit A)	\$592,571.47
2012/2013 Traffic Signal Costs (see Exhibit B)	
Traffic Signal Energy Costs	\$55,641.09
Traffic Signal Maintenance Costs	69,890.39
Capital Improvement/Repair Fund	<u>187,687.75</u>
Total Traffic Signal Costs	\$313,219.23
Tax Roll Reserve	\$436,228.83
Systems Management	
Administration & Operations	\$64,864.00
Office of the City Clerk	1,500.00
Assessment Engineering	18,500.00
County Charges	<u>8,621.00</u>
Total Systems Management	\$93,485.00
Subtotal	\$1,435,504.53
2011/2012 Tax Roll Reserve	\$419,477.33
2011/2012 Estimated Surplus	\$62,360.48
Less General Contribution	
2012/2013 Street Light Costs (see Exhibit A)	\$45,909.73
2012/2013 Traffic Signal Costs (see Exhibit B)	91,064.40
2012/2013 Systems Management	<u>18,464.93</u>
Less Total General Contribution	\$155,439.06
Balance to Assessment	\$798,227.66

**Exhibit A to Part 2
Fiscal Year 2012/2013 Street Light Costs**

**Fiscal Year 2012/2013 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	\$11.59	\$695.40		
8,000 Lumen	20	12	14.08	3,379.20		
9,500 Lumen	2,510	12	12.94	389,752.80		
9,500 Lumen	2	6	12.94	155.28		
9,500 Lumen	1	2	12.94	25.88		
22,000 Lumen	970	12	16.79	195,435.60	\$3.85	\$44,814.00
22,000 Lumen	1	9	16.79	151.11	3.85	34.65
22,000 Lumen	3	8	16.79	402.96	3.85	92.40
22,000 Lumen	2	2	16.79	67.16	3.85	15.40
22,500 Lumen	7	12	19.87	1,669.08	6.93	582.12
50,000 Lumen	<u>3</u>	12	23.25	<u>837.00</u>	10.31	<u>371.16</u>
Totals	3,524			\$592,571.47		\$45,909.73

**Exhibit B to Part 2
Fiscal Year 2012/2013 Traffic Signal Costs**

**Fiscal Year 2012/2013 Cost Estimate
Maintenance District No. 84-1
City of Perris**

<u>Traffic Signal Location</u>	<u>Estimated FY 2012/2013 Costs</u>				<u>2012/2013 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>
Case Rd/11th St. & "D" St.	1,349.71	1,500.00	4,577.75	7,427.46	371.37	7,056.09	7,427.46
Ethanac & Case Rds.	1,010.68	1,500.00	4,577.75	7,088.43	1,417.69	5,670.74	7,088.43
* Ethanac Rd. & I-215, southbound		1,179.11		1,179.11	235.82	943.29	1,179.11
Ethanac & Trumble Rds.	1,355.21	1,500.00	4,577.75	7,432.96	3,716.48	3,716.48	7,432.96
Evans Rd. & Anira Court	1,673.24	1,500.00	4,577.75	7,750.99	7,750.99	0.00	7,750.99
Evans Rd. & Kestral Gate	1,562.90	1,500.00	4,577.75	7,640.65	7,640.65	0.00	7,640.65
Evans Rd. & Sparrow Way	1,455.77	1,500.00	4,577.75	7,533.52	7,533.52	0.00	7,533.52
Goetz Rd. & Cai Court	1,090.67	1,500.00	4,577.75	7,168.42	6,668.06	500.36	7,168.42
Goetz Rd. & Case Road	1,349.71	1,500.00	4,577.75	7,427.46	1,856.87	5,570.60	7,427.47
** Goetz Rd. & Ethanac Rd.		4,214.17		4,214.17	842.83	3,371.34	4,214.17
** Goetz Rd. & Monument Parkway		846.94		846.94	846.94	0.00	846.94
Harley Knox Blvd. & Indian Ave.	1,292.45	1,500.00	4,577.75	7,370.20	737.02	6,633.18	7,370.20
May Ranch Pkwy. & Evans Rd.	1,546.33	1,500.00	4,577.75	7,624.08	7,624.08	0.00	7,624.08
** Nuevo Rd. & Dunlap Rd.		2,150.17		2,150.17	2,150.17	0.00	2,150.17
Nuevo Rd. & Evans Rd.	965.21	1,500.00	4,577.75	7,042.96	5,665.36	1,377.60	7,042.96

* Maintained and operated by CALTRANS.

** Maintained and operated by the County of Riverside.

<u>Traffic Signal Location</u>	<u>Estimated FY 2012/2013 Costs</u>				<u>2012/2013 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. & Old Nuevo Rd.	1,238.48	1,500.00	4,577.75	7,316.23	5,885.18	1,431.05	7,316.23
Nuevo Rd. & Redlands Ave.	1,624.08	1,500.00	4,577.75	7,701.83	6,195.35	1,506.48	7,701.83
Nuevo Rd. & Towne Center	1,355.76	1,500.00	4,577.75	7,433.51	5,979.52	1,453.99	7,433.51
Nuevo Rd. & Wilson Ave.	1,295.08	1,500.00	4,577.75	7,372.83	2,949.13	4,423.70	7,372.83
Perris Blvd. & Citrus Ave.	1,368.45	1,500.00	4,577.75	7,446.20	7,446.20	0.00	7,446.20
Perris Blvd. & Crossroad Ctr./Perris Plaza	1,439.79	1,500.00	4,577.75	7,517.54	6,915.39	602.15	7,517.54
Perris Blvd. & Dawes Street	1,429.70	1,500.00	4,577.75	7,507.45	7,507.45	0.00	7,507.45
Perris Blvd. & Gallant Fox	659.07	1,500.00	4,577.75	6,736.82	6,197.20	539.62	6,736.82
Perris Blvd. & Jarvis St.	1,394.73	1,500.00	4,577.75	7,472.48	7,472.48	0.00	7,472.48
Perris Blvd. & Mildred St.	1,452.00	1,500.00	4,577.75	7,529.75	7,529.75	0.00	7,529.75
Perris Blvd. & Morgan St.	1,465.35	1,500.00	4,577.75	7,543.10	3,771.55	3,771.55	7,543.10
Perris Blvd. & Harley Knox Blvd.	1,273.70	1,500.00	4,577.75	7,351.45	1,470.29	5,881.16	7,351.45
Perris Blvd. & Orange Ave.	1,147.69	1,500.00	4,577.75	7,225.44	7,225.44	0.00	7,225.44
Perris Blvd. & Placentia Ave.	1,677.26	1,500.00	4,577.75	7,755.01	3,102.00	4,653.01	7,755.01
Perris Blvd. & Ramona Expwy.	1,680.07	1,500.00	4,577.75	7,757.82	1,810.68	5,947.14	7,757.82
Perris Blvd. & Rider St.	1,061.84	1,500.00	4,577.75	7,139.59	6,567.71	571.88	7,139.59
Perris Blvd. & Sinclair St.	1,354.72	1,500.00	4,577.75	7,432.47	7,432.47	0.00	7,432.47
Perris Blvd. & Spectrum	0.00	1,500.00	4,577.75	6,077.75	5,590.92	486.83	6,077.75
Ramona Expwy. & Bradley Rd.	1,332.76	1,500.00	4,577.75	7,410.51	7,410.51	0.00	7,410.51
Ramona Expwy. & Evans Rd.	840.97	1,500.00	4,577.75	6,918.72	1,614.83	5,303.89	6,918.72
Ramona Expwy. & Fair Wy./Avalon Pkwy.	1,211.36	1,500.00	4,577.75	7,289.11	5,831.29	1,457.82	7,289.11
Ramona Expwy. & Barrett Ave.	1,427.42	1,500.00	4,577.75	7,505.17	7,505.17	0.00	7,505.17
Ramona Expwy. & Redlands Ave.	1,600.51	1,500.00	4,577.75	7,678.26	1,535.65	6,142.61	7,678.26
Ramona Expwy. & Rider St.	1,331.88	1,500.00	4,577.75	7,409.63	7,409.63	0.00	7,409.63
Redlands Ave. & Dale St.	1,411.50	1,500.00	4,577.75	7,489.25	7,489.25	0.00	7,489.25

<u>Traffic Signal Location</u>	<u>Estimated FY 2012/2013 Costs</u>				<u>2012/2013 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>
Redlands & Orange Aves.	1,598.99	1,500.00	4,577.75	7,676.74	1,535.35	6,141.39	7,676.74
Rider St. & Bradley Rd.	1,417.64	1,500.00	4,577.75	7,495.39	7,495.39	0.00	7,495.39
Rider St. & Evans Rd.	2,916.70	1,500.00	4,577.75	8,994.45	8,994.45	0.00	8,994.45
Rider St. & Sherman Rd.	1,671.40	1,500.00	4,577.75	7,749.15	7,749.15	0.00	7,749.15
San Jacinto Ave. & Diana St.	<u>1,310.31</u>	<u>1,500.00</u>	<u>4,577.75</u>	<u>7,388.06</u>	<u>1,477.61</u>	<u>5,910.45</u>	<u>7,388.06</u>
	\$55,641.09	\$69,890.39	\$187,687.75	\$313,219.23	\$222,154.84	\$91,064.40	\$313,219.24

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 2012/2013 is as follows:

$$\frac{\text{Total Assessment}}{\text{Total Units}} = \frac{\$ 798,227.66}{17,247.82} = \$ 46.28$$

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.

**DIAGRAM OF
 MAINTENANCE DISTRICT NO. 84-1
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 FISCAL YEAR 2012/2013**



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

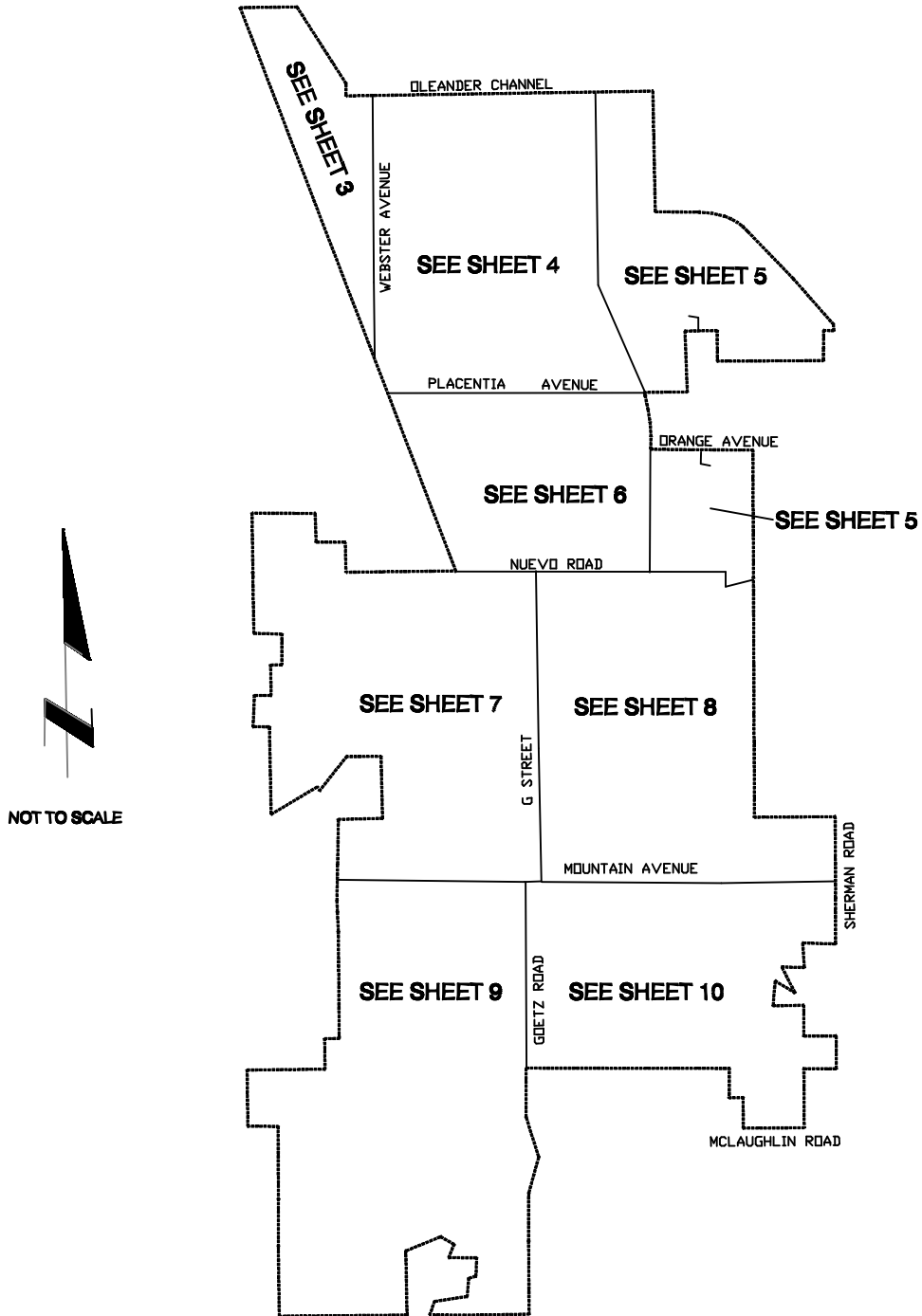
PUP

PUBLIC USE PERMIT

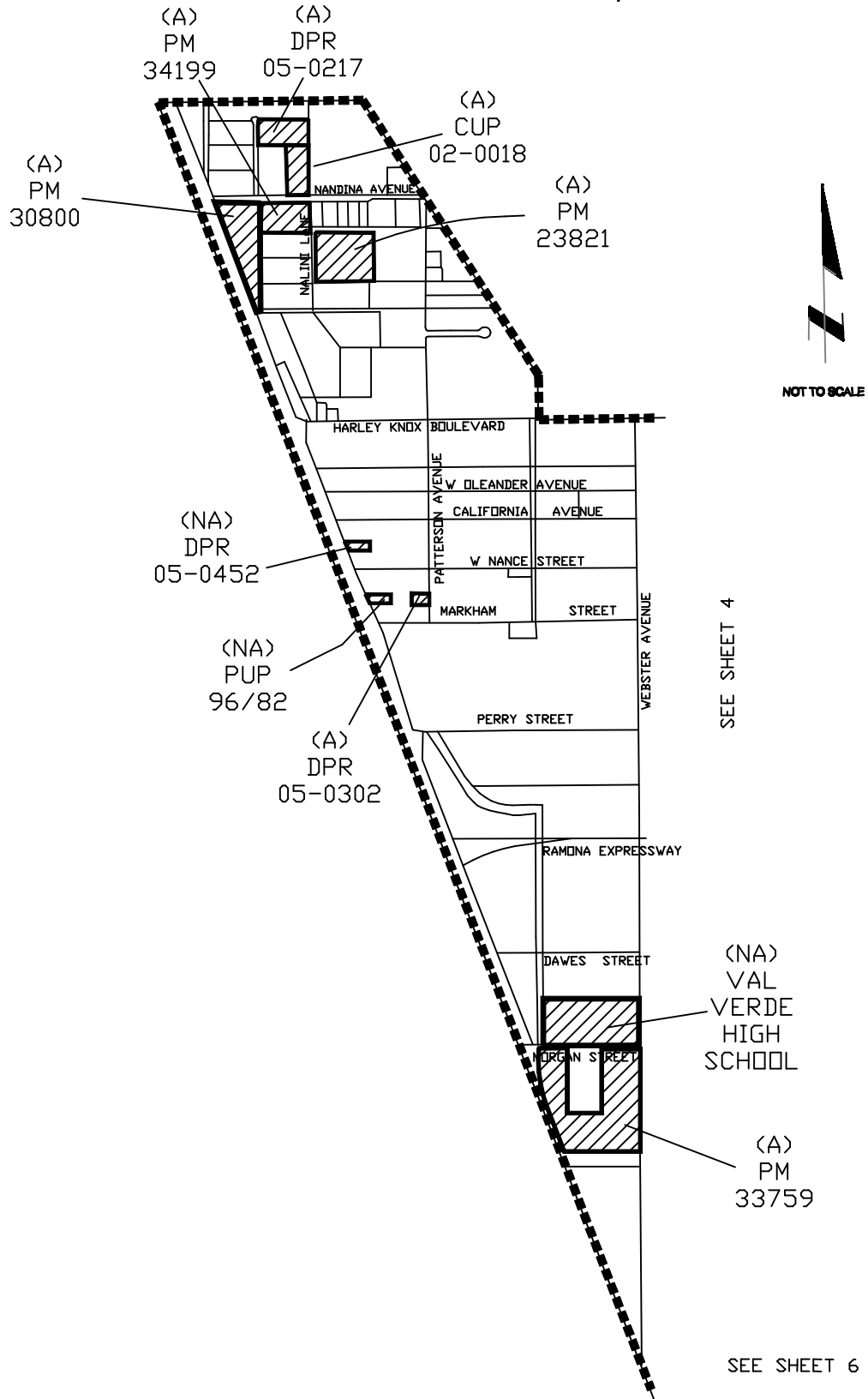
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TENTATIVE TRACT OR
 TRACT

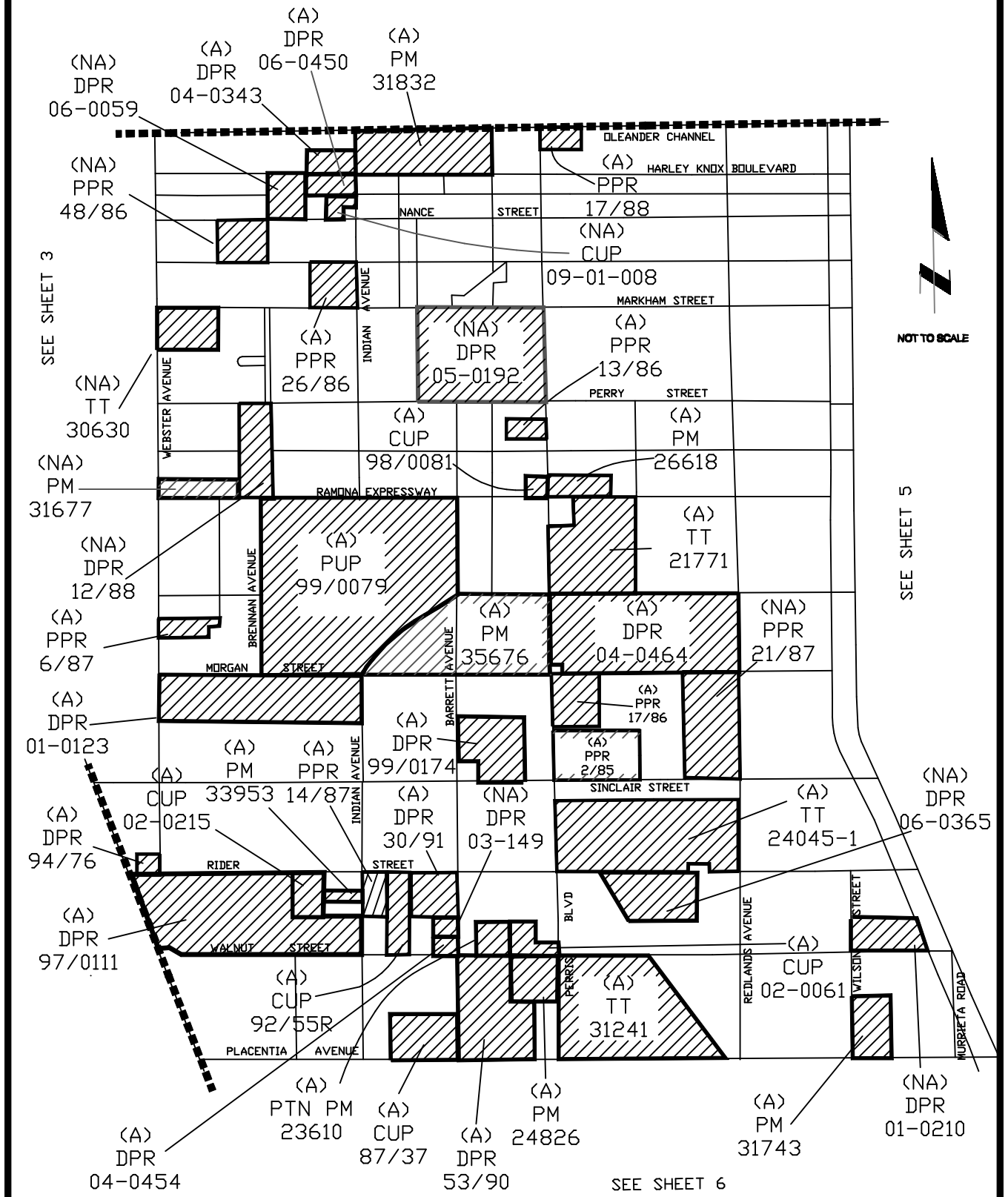
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MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2012/2013**



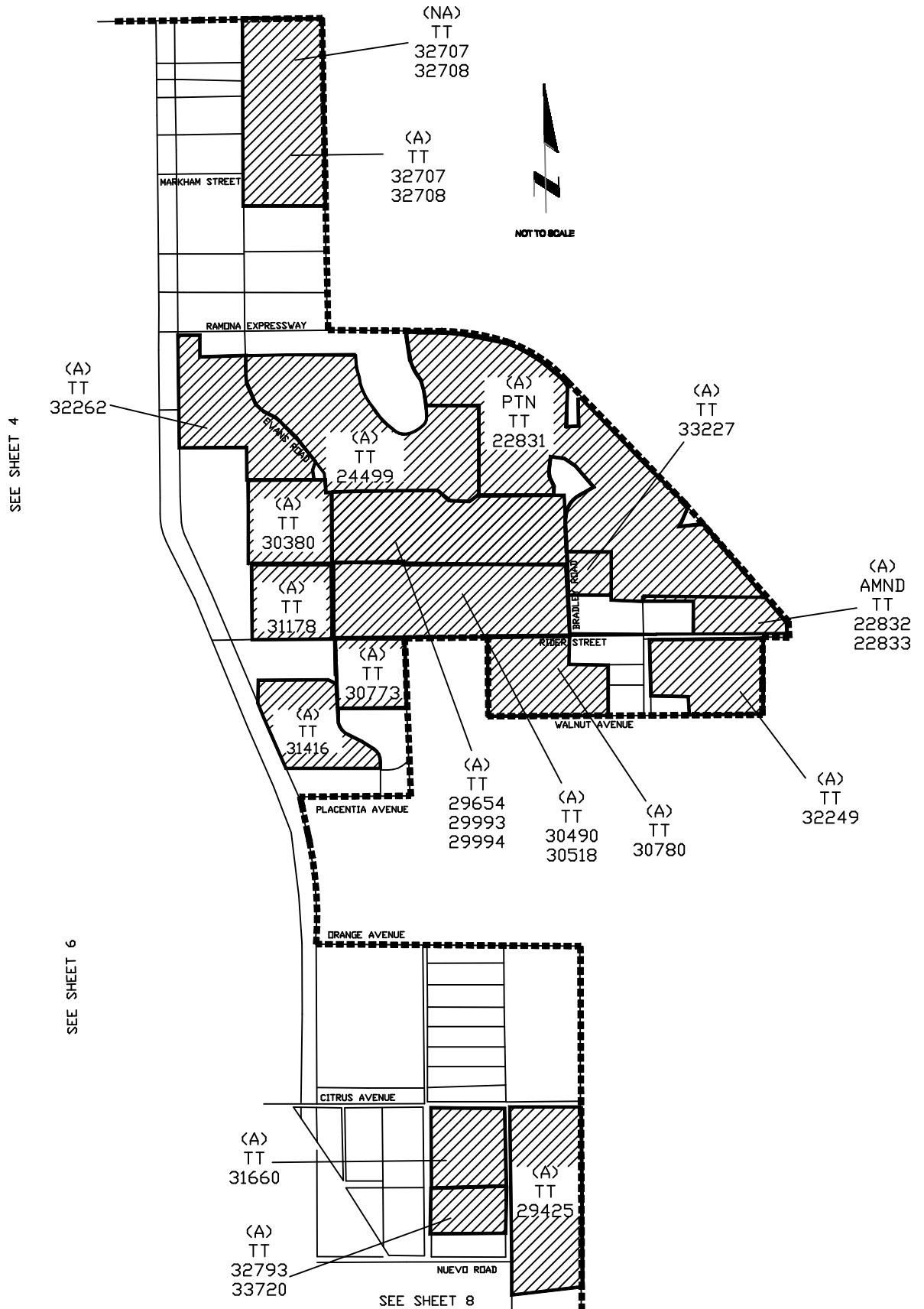
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FISCAL YEAR 2012/2013**



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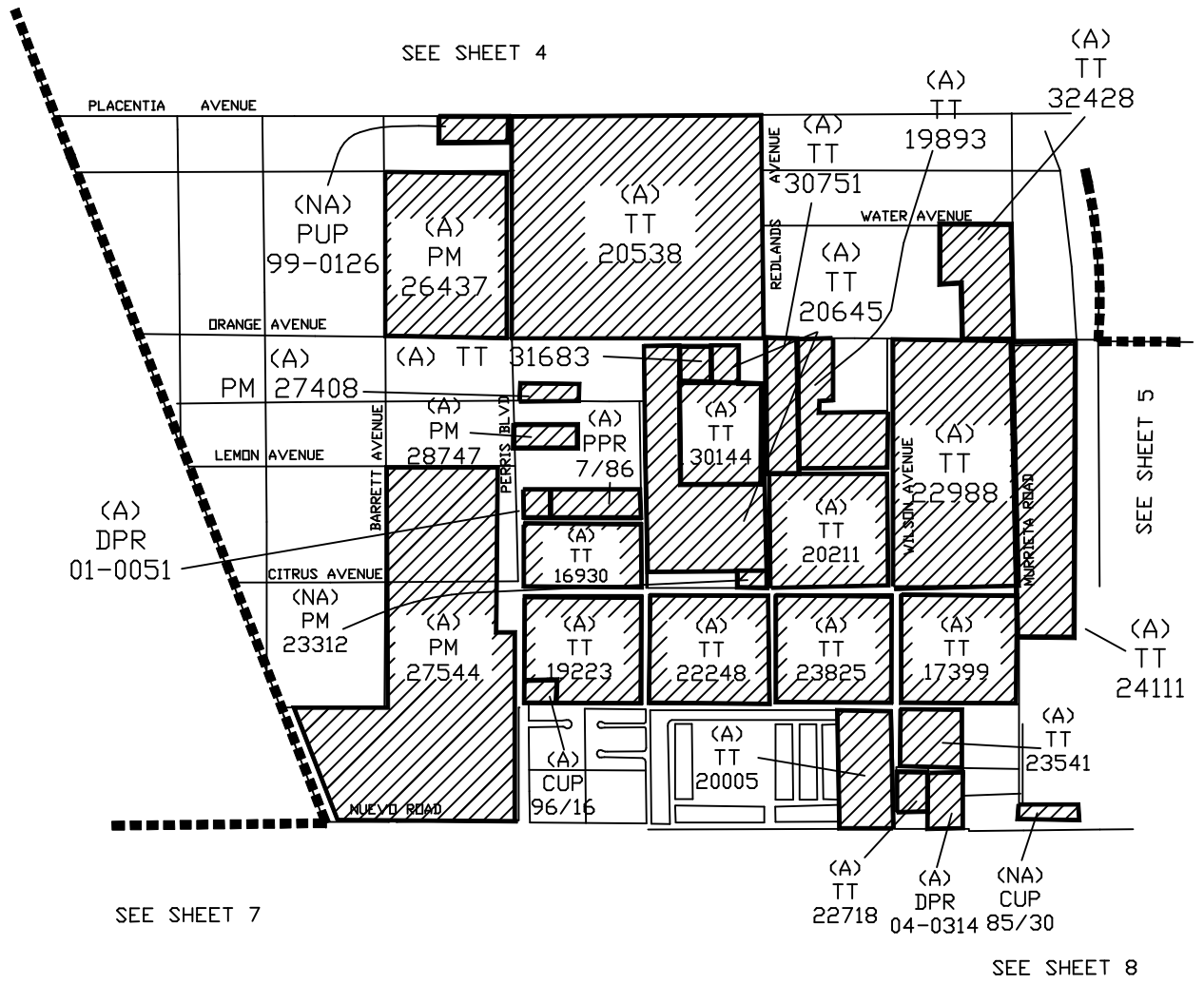
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FISCAL YEAR 2012/2013**



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FISCAL YEAR 2012/2013**



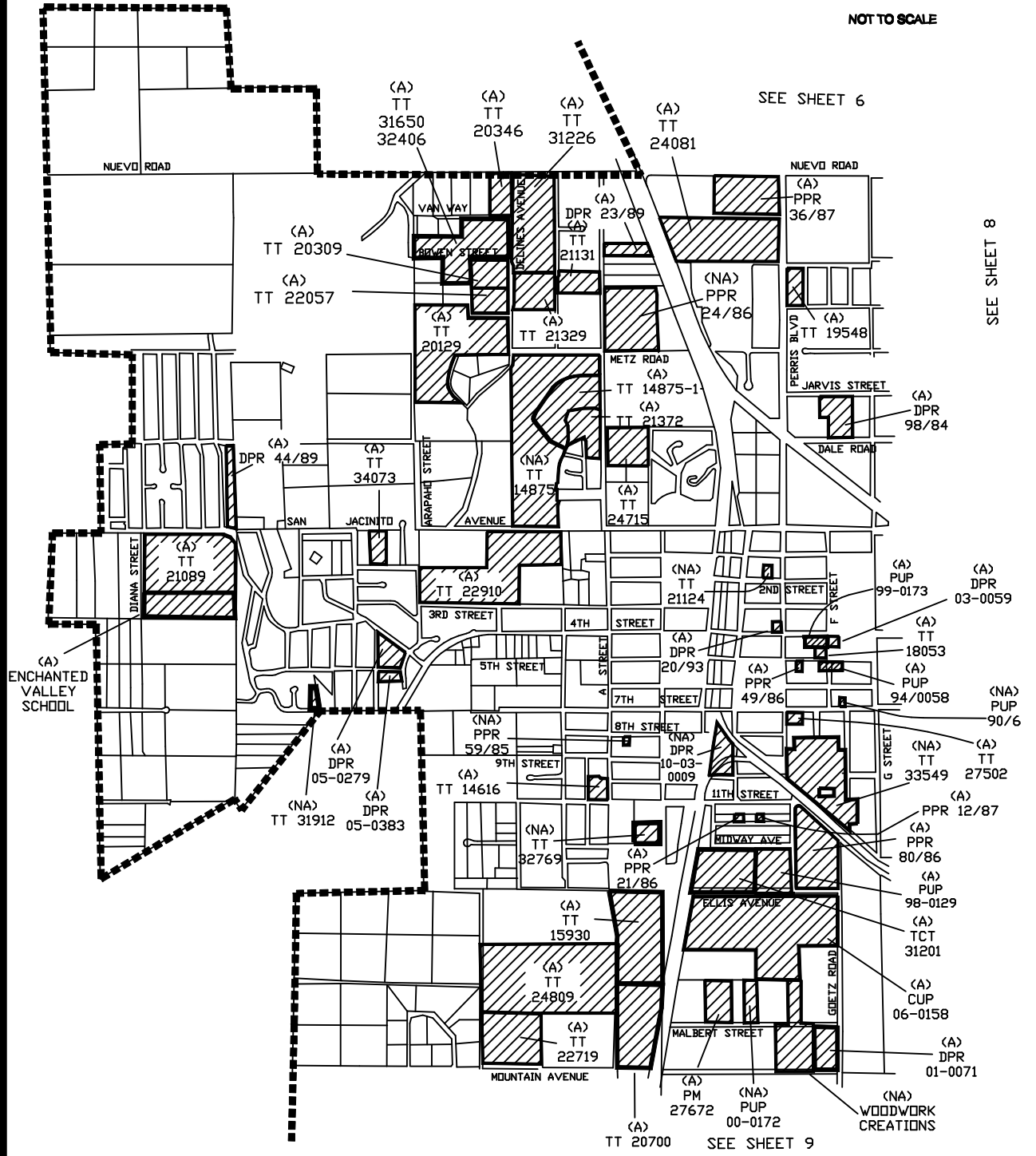
NOT TO SCALE



**DIAGRAM OF
MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2012/2013**



NOT TO SCALE



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NOT TO SCALE

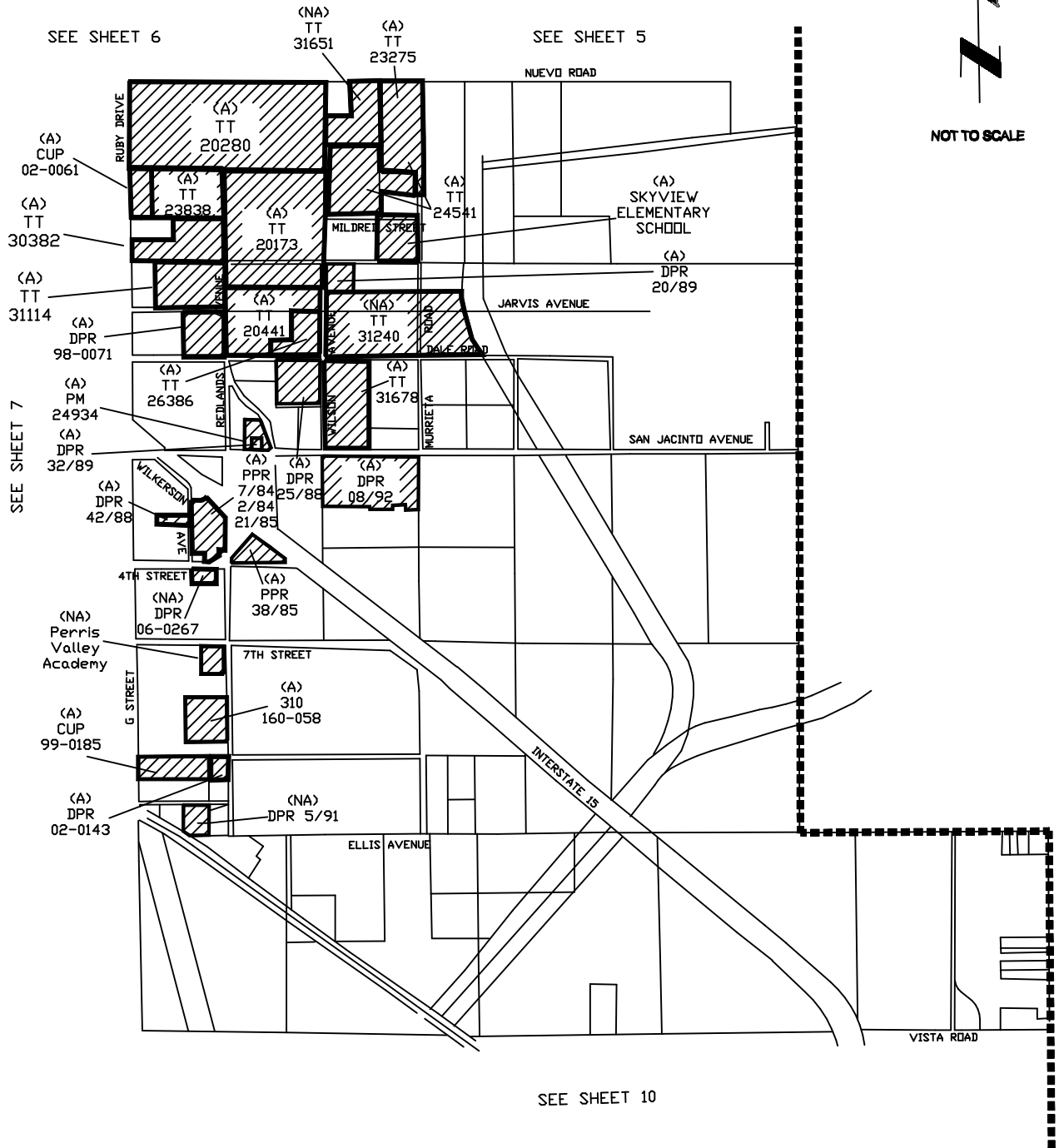
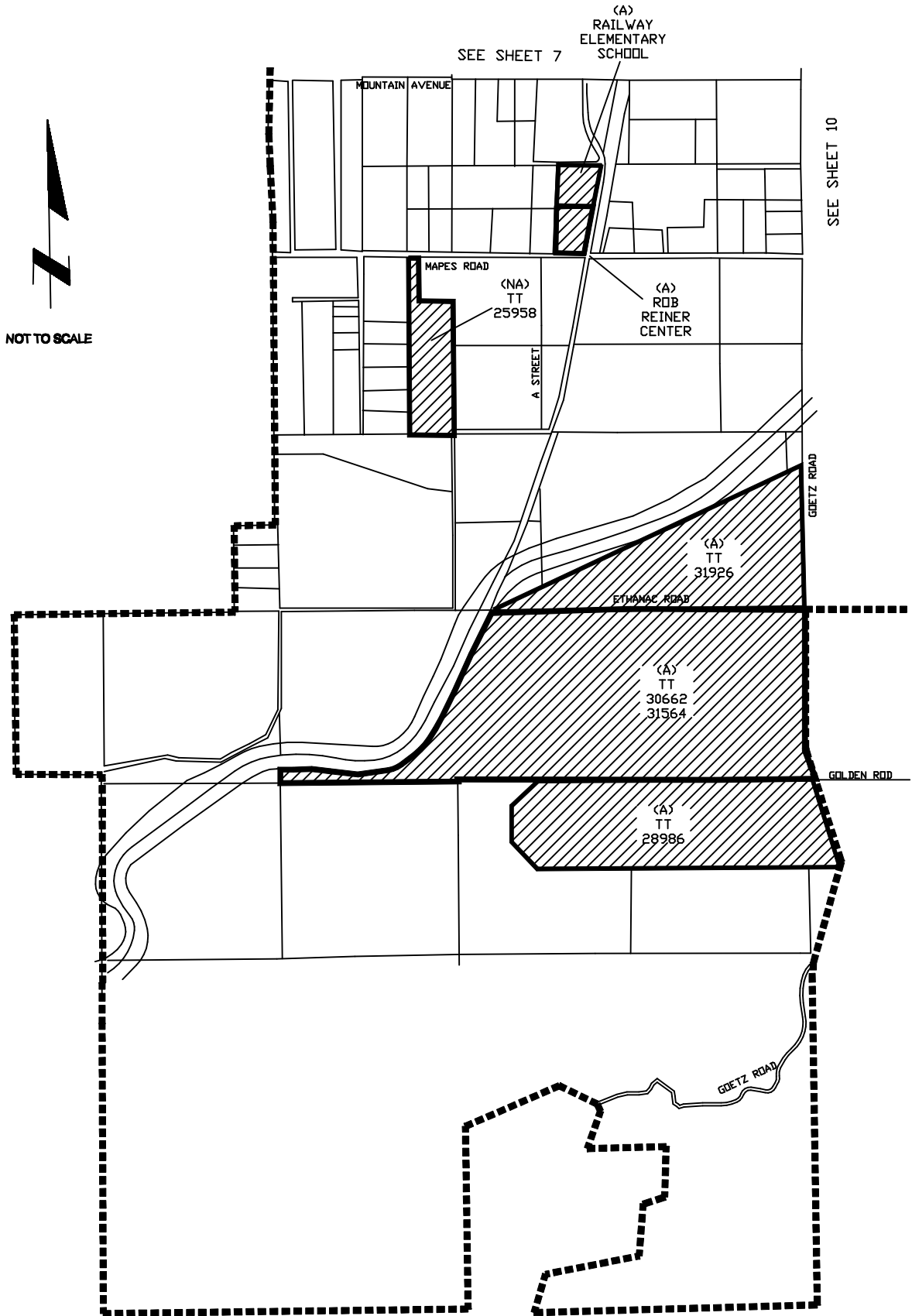


DIAGRAM OF
MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2012/2013



**DIAGRAM OF
MAINTENANCE DISTRICT NO. 84-1
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FISCAL YEAR 2012/2013**



NOT TO SCALE

SEE SHEET 8

SEE SHEET 9

