

**CITY OF PERRIS  
FLOOD CONTROL  
MAINTENANCE DISTRICT NO. 1**

**ANNUAL ENGINEER'S REPORT  
FISCAL YEAR 2015/2016  
May 12, 2015**

**AGENCY: City of Perris**

**PROJECT: Flood Control Maintenance District No. 1**

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

**REPORT PURSUANT TO "BENEFIT ASSESSMENT ACT OF 1982"**

Pursuant to the direction from the City Council of the City of Perris Resolution No. 4564, adopted March 31, 2014, submitted herewith is the "Report," consisting of the following parts, pursuant to the provisions of Part 1 of Division 2 of Title 5 of the Government Code of the **STATE OF CALIFORNIA**, being the "Benefit Assessment Act of 1982", as amended, commencing with Section 54703. This "Report" is applicable for the ensuing 12-month period, being the fiscal year commencing July 1, 2015 to June 30, 2016.

**PART 1. General Description** of the improvements to be maintained and/or improved for the fiscal year.

**PART 2. 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 3. 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 and Public Works Departments.

**PART 4. 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 5. 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 12<sup>th</sup> day of May, 2015.

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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 assessments and all matters in the Engineer's "Report" were made on the 14<sup>th</sup> day of July, 2015, by adoption of Resolution No. 4743 of the City Council.

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

Copies of the Assessment Roll and Engineer's "Report" were filed in the Office of the City Clerk on the 12<sup>th</sup> day of May, 2015.

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

**Part 1**  
**General Description**

**Flood Control Maintenance District No. 1**  
**City of Perris**

Generally, the work to be performed consists of the annual maintenance of certain flood control improvements, all located within the City of Perris. These improvements, 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. These storm drains are currently being maintained by the County of Riverside and an assessment will not be levied for the fiscal year.

FC Benefit Zone 2: These flood control improvements consist of on-site and off-site 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: Flood control improvements have not been installed for the 14 tracts entitled Tracts 22832 through 22845. The proposed flood control improvements will consist of a combination of interim graded channels and closed conduit reinforced concrete pipes which will transport storm water runoff from the southwest portions of Tracts 22838 and 22845 westerly to the Perris Valley Storm Drain. Until the improvements are in place and maintenance of the facilities is performed, assessments will not be levied.

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. The project is currently not requiring any maintenance effort by the District; therefore an assessment will not be levied for the fiscal year.

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. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 8: The pipelines to be maintained include both on-site and off-site facilities constructed by DPR 98/94. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 9: The pipelines to be maintained include both on-site and off-site facilities constructed by DPR 99/0174. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 10: The pipelines to be maintained include both on-site and off-site facilities constructed by PUP 99/0079. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 11: The pipelines to be maintained include both on-site and off-site facilities constructed by CUP 99/0185. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 12: The pipelines to be maintained include both on-site and off-site facilities constructed by CUP 98/0081. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 13: The pipelines to be maintained include both on-site and off-site facilities constructed by DPR 97/0111. Since these improvements will be maintained by the owner/developer, an assessment will not be levied for the fiscal year.

FC Benefit Zone 14: The flood control improvements to be maintained include on-site and off-site 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 14A: Additional flood control improvements to be maintained by FC Benefit Zone 14A include on-site 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 on-site and off-site facilities that will accommodate the sheet flow from the south, as well as the flow generated within FC Benefit Zone 15. 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.

Phasing of the development will require interim drainage facilities, including the construction of debris basins. All permanent drainage facilities will be completed with the development of Phase 4 (Tract 28986-4). 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 on-site 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 on-site 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 on-site 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 on-site storm drain facilities constructed by Tract 31683, as well as, Tracts 20645 and 30144 that will protect 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 on-site 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 on-site 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 on-site 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 includes on- and off-site storm drainage facilities that will accommodate the flow of storm water generated within FC Benefit Zone 22. 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 on-site 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 on- and off-site storm drain facilities constructed by Tract 31241. These facilities include the 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 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 on-site 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 on-site 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 on-site 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 extends 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-site 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 on-site 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 on-site and 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 on-site 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: The flood control improvements to be maintained include the storm drain facilities constructed for DPR 06-0365. These facilities include the storm drains, catch basins, manholes, junction structures, and appurtenances.

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: 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; 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 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. These facilities include catch basins, storm drains, and appurtenances. The improvements will be further identified following the completion of annexation proceedings.

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: 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 and appurtenances.

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.

**Part 2**  
**Plans and Specifications**

**Flood Control Maintenance District No. 1**  
**City of Perris**

Reference is hereby made to the plans and specifications for the flood control improvements. All plans and specifications were reviewed and approved by both the City Engineer for the City of Perris and the Chief Engineer for the Riverside County Flood Control and Water Conservation District and are on file in the City of Perris Office of Community Development. Said plans and specifications by reference are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

FC Benefit Zone 1: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 19893.

FC Benefit Zone 2: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 20538.

FC Benefit Zone 3: The plans and specifications for the flood control improvements for this portion of Tract 24999 have been prepared by the engineer.

FC Benefit Zone 4: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 24715.

FC Benefit Zone 5: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 24809, 24809-1 and 24809-2.

FC Benefit Zone 6 The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 27544-1 and Parcel Map 27544-2. Reference is also made to the plans and specifications entitled "City of Perris, Street Improvement Plans, Perris Plaza-Phase 1, DPR 15/92-C.F.D. 93-1", "Storm Drain Improvements, MDP Line "J", and "Street Improvement Plans for: N. Perris Boulevard, City of Perris, County of Riverside, California".

FC Benefit Zone 7: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 26618.

FC Benefit Zone 8: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 98/94.

FC Benefit Zone 9: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 99/0174.

FC Benefit Zone 10: The plans and specifications for the flood control improvements have been prepared by the engineer for PUP 99/0079.

FC Benefit Zone 11: The plans and specifications for the flood control improvements have been prepared by the engineer for CUP 99/0185.

FC Benefit Zone 12: The plans and specifications for the flood control improvements have been prepared by the engineer for CUP 98/0081.

FC Benefit Zone 13: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 97/0111.

FC Benefit Zone 14: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 29654, 29993, 29994, 30380, 22831 and for the "CFD 88-2 Mc Canna Ranch Storm Drain".

FC Benefit Zone 15: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 28986.

FC Benefit Zone 16: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 24111.

FC Benefit Zone 17: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 30382.

FC Benefit Zone 18: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 30144 and 31683.

FC Benefit Zone 19: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 26386.

FC Benefit Zone 20: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 98-0071.

FC Benefit Zone 21: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 30751.

FC Benefit Zone 22: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 30490 and 30518.

FC Benefit Zone 23: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31114.

FC Benefit Zone 24: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31241.

FC Benefit Zone 25: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 30662 and 31564.

FC Benefit Zone 26: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31678.

FC Benefit Zone 27: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31226.

FC Benefit Zone 28: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31201.

FC Benefit Zone 29: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31178.

FC Benefit Zone 31: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 29425.

FC Benefit Zone 32: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 30773 and 31416.

FC Benefit Zone 33: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 01-0123.

FC Benefit Zone 34: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 32262.

FC Benefit Zone 35: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 33227 and Amended Tracts 22832 and 22833.

FC Benefit Zone 36: The plans and specifications for the flood control improvements have been prepared by the engineer for the Triple Crown Elementary School.

FC Benefit Zone 37: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 04-0343.

FC Benefit Zone 38: The plans and specifications for the flood control improvements have been prepared by the engineer for Skyview Elementary School.

FC Benefit Zone 39: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 06-0152.

FC Benefit Zone 40: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 32793 and 33720.

FC Benefit Zone 41: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 31832.

FC Benefit Zone 42: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 31743.

FC Benefit Zone 43: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 32769.

FC Benefit Zone 44: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 32707 and 32708.

FC Benefit Zone 45: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 30780.

FC Benefit Zone 46: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 32249.

FC Benefit Zone 47: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31912.

FC Benefit Zone 48: The plans and specifications for the flood control improvements have been prepared by the engineer for CUP 06-0158.

FC Benefit Zone 49: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31660.

FC Benefit Zone 50: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 32428.

FC Benefit Zone 51: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31926.

FC Benefit Zone 52: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 35676. In addition to the improvement plans for PM 35676, reference is made to the plans and specifications entitled "Interim Condition Street Improvement Plans for Ridge Property Trust" and "Perris Valley MDP, Lateral G-1, Stage 1".

FC Benefit Zone 53: The plans and specifications for the flood control improvements have been prepared by the engineer for Tracts 31650 and 32406.

FC Benefit Zone 54: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31651.

FC Benefit Zone 55: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 31240.

FC Benefit Zone 56: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 33266.

FC Benefit Zone 57: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 34082.

FC Benefit Zone 58: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 34073.

FC Benefit Zone 59: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 05-0279.

FC Benefit Zone 60: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 04-0314.

FC Benefit Zone 61: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 34199.

FC Benefit Zone 63: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 31677.

FC Benefit Zone 64: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 04-0464.

FC Benefit Zone 65: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 06-0365.

FC Benefit Zone 66: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 33549.

FC Benefit Zones 67 and 68: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 10-03-0009.

FC Benefit Zone 69: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 07-0045.

FC Benefit Zone 70: The plans and specifications for the flood control improvements have been prepared by the engineer for the Perris Valley Aquatic Center.

FC Benefit Zone 71: The plans and specifications for the flood control improvements have been prepared by the engineer for PM 33587.

FC Benefit Zone 72: The plans and specifications for the flood control improvements have been prepared by the engineer for PM 36010.

FC Benefit Zone 73: The plans and specifications for the flood control improvements have been prepared by the engineer for Parcel Map 34131. In addition to the improvement plans for PM 34131, reference is made to the plans and specifications entitled “Storm Drain Improvements, MDP Line “J” and “On-Site Improvement Plans for Perris Market Place Walmart Supercenter #1747-02”.

FC Benefit Zone 74: The plans and specifications for the flood control improvements have been prepared by the engineer for CUP 12-04-0015.

FC Benefit Zone 75: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 24045-1.

FC Benefit Zone 76: The plans and specifications for the flood control improvements have been prepared by the engineer for the Southeast High School.

FC Benefit Zone 77: The plans and specifications for the flood control improvements have been prepared by the engineer for Tract 30850.

FC Benefit Zone 78: The plans and specifications for the flood control improvements have been prepared by the engineer for DPR 12-05-0013.

FC Benefit Zone 79: The plans and specifications for the flood control improvements have been prepared by the engineer for PM 36462.

FC Benefit Zone 80: The plans and specifications for the flood control improvements have been prepared by the engineer for PM 36462.

FC Benefit Zone 81: The plans and specifications for the flood control improvements have been prepared by the engineer for PM 36469.

**Part 3**  
**Fiscal Year 2015/2016 Cost Estimate**

**Flood Control Maintenance District No. 1**  
**City of Perris**

<b>Benefit Zone</b>	<b>Projected 2014/2015 Surplus/(Deficit)</b>	<b>2015/2016 Assessment</b>	<b>Subtotal Funds</b>	<b>Maintenance</b>	<b>Slurry Seal</b>	<b>Subtotal Costs</b>	<b>Systems Management</b>	<b>Tax Roll Reserve</b>	<b>Street Reserve</b>	<b>Estimated End of Year</b>
FC 2	\$44,649.26	\$12,503.28	\$57,152.54	\$34,969.80		\$34,969.80	\$2,785.31	\$19,308.68		\$88.75
FC 5	-1,640.99	1,511.00	-129.99			0.00	0.00	0.00		-129.99
FC 6	19,790.61	0.00	19,790.61	0.00		0.00	0.00	19,790.61		0.00
FC 14	96,742.34	67,600.26	164,342.60	136,984.16		136,984.16	10,910.65	16,171.59		276.20
FC 15	351,910.45	5,797.00	357,707.45	328,833.00		328,833.00	26,191.21	2,668.56		14.68
F C16	26,433.70	18,038.46	44,472.16	31,822.47		31,822.47	2,534.63	10,061.59		53.47
FC 17	-1,302.38	6,053.86	4,751.48	3,127.70		3,127.70	249.12	1,285.25		89.41
FC 18A	-421.12	3,895.28	3,474.16	1,805.50		1,805.50	143.81	996.91		527.94
FC 18B	3,452.48	3,007.80	6,460.28	1,288.80		1,288.80	102.65	711.62	3,797.40	559.81
FC 19	2,617.82	1,368.18	3,986.00	2,135.34		2,135.34	170.08	1,179.04		501.54
FC 21	-1,304.12	3,135.48	1,831.36	1,021.48		1,021.48	81.36	564.02		164.50
FC 22	13,885.68	38,433.20	52,318.88	32,031.59		32,031.59	2,551.28	17,686.34		49.67
FC 23	6,575.40	6,204.72	12,780.12	9,169.32		9,169.32	730.33	2,854.26		26.21
FC 24	235,420.70	72,964.00	308,384.70	15,142.62	88,680.00	103,822.62	8,269.37	12,985.95	183,231.44	75.32
FC 25	718,674.64	127,409.29	846,083.93	93,724.21	270,240.00	363,964.21	28,989.38	42,432.59	410,514.20	183.55
FC 26	50,956.24	27,571.84	78,528.08	25,287.85	31,620.00	56,907.85	4,532.65	12,078.05	4,905.74	103.79
FC 28	117,425.97	21,566.90	138,992.87	9,214.36	27,420.00	36,634.36	2,917.89	3,425.71	95,690.50	324.41
FC 29	204,454.07	41,680.38	246,134.45	17,592.15	68,820.00	86,412.15	6,882.64	13,302.71	139,030.27	506.68
FC 31	387,955.21	101,617.74	489,572.95	62,169.56		62,169.56	4,951.74	14,980.77	407,376.54	94.34
FC 32A	57,571.34	14,047.76	71,619.10	9,224.72	45,360.00	54,584.72	4,347.62	7,459.11	5,185.14	42.51
FC 32B	178,798.41	46,091.60	224,890.01	23,975.85	148,620.00	172,595.85	13,747.08	20,989.29	17,324.00	233.79



<b>Benefit Zone</b>	<b>Projected 2014/2015 Surplus/(Deficit)</b>	<b>2015/2016 Assessment</b>	<b>Subtotal Funds</b>	<b>Maintenance</b>	<b>Slurry Seal</b>	<b>Subtotal Costs</b>	<b>Systems Management</b>	<b>Tax Roll Reserve</b>	<b>Street Reserve</b>	<b>Estimated End of Year</b>
FC 33	1,735.77	2,070.00	3,805.77	2,227.75		2,227.75	177.44	1,230.06		170.52
FC34	134,629.19	67,240.88	201,870.07	24,337.23		24,337.23	1,938.44	13,437.87	162,102.96	53.57
FC 35B	78,883.00	25,326.09	104,209.09	11,460.16		11,460.16	912.79	2,352.26	89,471.22	12.66
FC 36	9,990.03	4,529.42	14,519.45	8,897.80		8,897.80	708.70	4,912.95		0.00
FC 37	4,018.12	5,200.00	9,218.12	5,619.76		5,619.76	447.61	3,102.97		47.78
FC 38	1,176.48	3,290.00	4,466.48	2,734.75		2,734.75	217.82	1,510.00		3.91
FC 39	44,589.12	30,044.56	74,633.68	55,000.00		55,000.00	4,380.69	15,022.28		230.71
FC 40	15,107.97	26,824.00	41,931.97	11,580.70		11,580.70	922.39	6,394.32	23,034.24	0.32
FC 41	-1,644.12	7,972.80	6,328.68	3,861.47		3,861.47	307.56	2,132.12		27.53
FC 44	197,024.24	55,149.12	252,173.36	15,498.64	108,615.00	124,113.64	9,885.52	14,222.20	103,618.32	333.68
FC 45	183,046.45	42,773.06	225,819.51	13,057.70	87,300.00	100,357.70	7,993.39	11,762.79	105,381.75	323.88
FC 46	278,530.90	56,436.12	334,967.02	14,985.37	118,200.00	133,185.37	10,608.08	14,438.68	176,128.26	606.63
FC 48	-8,473.06	15,949.66	7,476.60	4,091.20		4,091.20	325.86	2,258.97		800.57
FC 49	124,680.35	73,334.60	198,014.95	46,235.12		46,235.12	3,682.58	25,528.85	122,466.60	101.80
FC 50	41,367.86	30,004.50	71,372.36	45,368.73		45,368.73	3,613.57	14,007.42	7,984.50	398.14
FC 51	-3,512.14	80,913.32	77,401.18	12,000.00		12,000.00	955.79	16,875.92	47,161.48	407.99
FC 52	-15,920.31	45,000.16	29,079.85	17,754.79		17,754.79	1,414.15	9,803.36		107.55
FC 53	82,760.99	26,227.60	108,988.59	20,521.97		20,521.97	1,634.55	6,472.32	79,890.44	469.31
FC 56	6,796.77	13,740.00	20,536.77	15,513.33		15,513.33	1,235.62	3,706.79		81.03
FC 57	4,303.98	13,170.16	17,474.14	12,214.23		12,214.23	972.85	4,093.79		193.27
FC 60	69.71	752.73	822.44	400.00		400.00	31.86	350.00		40.58
FC 61	7,715.44	1,117.48	8,832.92	7,500.00		7,500.00	597.37	1,117.48		-381.93
FC 63	2,745.68	7,814.40	10,560.08	6,509.08		6,509.08	518.44	3,594.01		-61.45
FC 64	35,468.30	55,420.00	90,888.30	55,512.96		55,512.96	4,421.55	30,651.64		302.15

<b>Benefit Zone</b>	<b>Projected 2014/2015 Surplus/(Deficit)</b>	<b>2015/2016 Assessment</b>	<b>Subtotal Funds</b>	<b>Maintenance</b>	<b>Slurry Seal</b>	<b>Subtotal Costs</b>	<b>Systems Management</b>	<b>Tax Roll Reserve</b>	<b>Street Reserve</b>	<b>Estimated End of Year</b>
FC 67	2,337.34	3,005.60	5,342.94	2,400.00		2,400.00	191.16	2,746.57		5.21
FC 68	1,537.44	2,205.71	3,743.15	1,600.00		1,600.00	127.44	2,012.24		3.47
FC 69	1,563.53	1,563.53	3,127.06	1,600.00		1,600.00	127.44	1,396.15		3.47
FC 70	6,478.64	6,478.64	12,957.28	6,750.00		6,750.00	537.63	5,654.92		14.73
FC 71	0.00	28,468.96	28,468.96			0.00	0.00	28,468.96		0.00
FC 72	0.00	85,668.91	85,668.91			0.00	0.00	85,668.91		0.00
FC 73	55,628.06	55,628.06	111,256.12	55,500.00		55,500.00	4,420.52	51,214.50		121.10
FC 74	7,742.31	7,742.31	15,484.62	7,400.00		7,400.00	589.39	7,479.07		16.16
FC 75	-81.54	500.46	418.92			0.00	0.00	418.92		0.00
FC 78	0.00	141.68	141.68			0.00	0.00	141.68		0.00
<b>Total</b>	<b>\$3,812,942.21</b>	<b>\$1,502,202.55</b>	<b>\$5,315,144.76</b>	<b>\$1,327,653.22</b>	<b>\$994,875.00</b>	<b>\$2,322,528.22</b>	<b>\$184,987.00</b>	<b>\$615,113.62</b>	<b>\$2,184,295.00</b>	<b>\$8,220.92</b>

**Systems Management**

Administration & Operations  
Office of the City Clerk  
Assessment Engineering  
County Charges  
Total Systems Management

**2015/2016**

\$159,587.00  
1,900.00  
18,500.00  
5,000.00  
\$184,987.00

**Part 4**  
**Assessment Roll**

**Flood Control Maintenance District No. 1**  
**City of Perris**

Section 54711 of the Benefit Assessment Act of 1982 requires that several conditions be met if benefit assessments are to be levied. Specifically, one requirement is that the assessment be related to the benefit and that the benefit may be determined based upon the proportional storm water runoff from each parcel.

The second requirement is that the annual assessments not exceed the estimated annual cost of providing the service. The third requirement is that the revenue derived from the assessment shall only be used to pay for appropriate services.

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 Flood Control Benefit Zone, are listed on the following page.

The improvements within certain benefit zones are being maintained by the County of Riverside or the owner/developer, or do not require maintenance by the District. Accordingly a zero assessment will be levied in these zones for this fiscal year.

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.

Benefit Zone	Benefit Units	<u>Flood Control</u>		<u>Flood Control</u>		<u>Street Repair</u>		<u>Street Repair</u>		<u>Total</u> 2015/2016 Assessment
		Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	
1	111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	708.00	17.66	12,503.28	17.66	12,503.28	0.00	0.00	0.00	0.00	12,503.28
3	620.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	38.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	100.00	15.11	1,511.00	45.34	4,534.00	0.00	0.00	0.00	0.00	1,511.00
6	40.31	0.00	0.00	490.96	19,790.61	0.00	0.00	0.00	0.00	0.00
7	5.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
014A	322.00	34.50	11,109.00	34.50	11,109.00	0.00	0.00	0.00	0.00	11,109.00
014B	1,094.00	34.50	37,743.00	34.50	37,743.00	0.00	0.00	0.00	0.00	37,743.00
014C	142.00	132.03	18,748.26	132.03	18,748.26	0.00	0.00	0.00	0.00	18,748.26
15	310.00	18.70	5,797.00	346.89	107,535.90	0.00	0.00	0.00	0.00	5,797.00
16	181.00	99.66	18,038.46	99.66	18,038.46	0.00	0.00	0.00	0.00	18,038.46
17	109.00	55.54	6,053.86	75.65	8,245.85	0.00	0.00	0.00	0.00	6,053.86
018A	92.00	42.34	3,895.28	46.70	4,296.40	0.00	0.00	0.00	0.00	3,895.28

Benefit Zone	Benefit Units	<u>Flood Control</u>		<u>Flood Control</u>		<u>Street Repair</u>		<u>Street Repair</u>		<u>Total</u>
		Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	2015/2016 Assessment
018B	15.00	77.94	1,169.10	77.94	1,169.10	122.58	1,838.70	122.58	1,838.70	3,007.80
19	33.00	41.46	1,368.18	41.46	1,368.18	0.00	0.00	0.00	0.00	1,368.18
20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	58.00	54.06	3,135.48	54.06	3,135.48	0.00	0.00	0.00	0.00	3,135.48
22	494.00	77.80	38,433.20	77.80	38,433.20	0.00	0.00	0.00	0.00	38,433.20
23	103.00	60.24	6,204.72	64.08	6,600.24	0.00	0.00	0.00	0.00	6,204.72
24	200.00	90.86	18,172.00	136.15	27,230.00	273.96	54,792.00	273.96	54,792.00	72,964.00
25	519.00	112.33	58,299.25	112.33	58,299.27	133.16	69,110.04	133.16	69,110.04	127,409.29
26	67.00	338.30	22,666.10	338.30	22,666.10	73.22	4,905.74	73.22	4,905.74	27,571.84
27	81.00	0.00	0.00	88.75	7,188.75	0.00	0.00	154.93	12,549.33	0.00
28	95.00	45.66	4,337.70	86.37	8,205.15	181.36	17,229.20	181.36	17,229.20	21,566.90
29	147.00	111.34	16,366.98	111.34	16,366.98	172.20	25,313.40	172.20	25,313.40	41,680.38
31	378.00	86.13	32,557.14	86.13	32,557.14	182.70	69,060.60	182.70	69,060.60	101,617.74
032A	89.00	99.58	8,862.62	99.58	8,862.62	58.26	5,185.14	58.26	5,185.14	14,047.76
032B	305.00	94.32	28,767.60	99.52	30,353.60	56.80	17,324.00	56.80	17,324.00	46,091.60
33	1.00	2,070.00	2,070.00	4,032.00	4,032.00	0.00	0.00	0.00	0.00	2,070.00
34	334.00	87.44	29,204.96	135.04	45,103.36	113.88	38,035.92	113.88	38,035.92	67,240.88
035A	94.00	0.00	0.00	47.85	4,497.90	0.00	0.00	0.00	0.00	0.00
035B	153.00	33.40	5,110.20	73.46	11,239.38	132.13	20,215.89	132.13	20,215.89	25,326.09

Benefit Zone	Benefit Units	<u>Flood Control</u>		<u>Flood Control</u>		<u>Street Repair</u>		<u>Street Repair</u>		<u>Total</u>
		Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	2015/2016 Assessment
36	9.52	475.78	4,529.42	475.78	4,529.43	0.00	0.00	0.00	0.00	4,529.42
37	1.00	5,200.00	5,200.00	7,875.00	7,875.00	0.00	0.00	0.00	0.00	5,200.00
38	1.00	3,290.00	3,290.00	5,500.00	5,500.00	0.00	0.00	0.00	0.00	3,290.00
39	1.00	30,044.56	30,044.56	30,044.56	30,044.56	0.00	0.00	0.00	0.00	30,044.56
40	112.00	130.08	14,568.96	182.90	20,484.80	109.42	12,255.04	109.42	12,255.04	26,824.00
41	24.16	330.00	7,972.80	330.00	7,972.80	0.00	0.00	0.00	0.00	7,972.80
42	8.01	0.00	0.00	830.94	6,655.83	0.00	0.00	0.00	0.00	0.00
43	19.00	0.00	0.00	523.37	9,944.03		0.00	91.05	1,729.95	0.00
44A	234.00	79.48	18,598.32	160.14	37,472.76	156.20	36,550.80	156.20	36,550.80	55,149.12
44B	137.00	0.00	0.00	160.14	21,939.18	0.00	0.00	156.20	21,399.40	0.00
45	199.00	78.74	15,669.26	134.14	26,693.86	136.20	27,103.80	136.20	27,103.80	42,773.06
46	279.00	64.44	17,978.76	96.18	26,834.22	137.84	38,457.36	137.84	38,457.36	56,436.12
47	8.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	800.00	0.00
48	50.37	316.65	15,949.66	594.56	29,948.00	0.00	0.00	0.00	0.00	15,949.66
49	170.00	273.40	46,478.00	273.40	46,478.00	157.98	26,856.60	157.98	26,856.60	73,334.60
50	75.00	300.06	22,504.50	300.06	22,504.50	100.00	7,500.00	100.00	7,500.00	30,004.50
51	386.00	87.44	33,751.84	87.44	33,751.84	122.18	47,161.48	122.18	47,161.48	80,913.32
52	85.55	526.01	45,000.16	2,299.98	196,763.29	0.00	0.00	0.00	0.00	45,000.16
53	76.00	185.08	14,066.08	217.79	16,552.04	160.02	12,161.52	160.02	12,161.52	26,227.60
54	57.00	0.00	0.00	204.03	11,629.71	0.00	0.00	100.79	5,745.03	0.00
55	168.00	0.00	0.00	172.18	28,926.24	0.00	0.00	120.56	20,254.08	0.00

Benefit Zone	Benefit Units	<u>Flood Control</u>		<u>Flood Control</u>		<u>Street Repair</u>		<u>Street Repair</u>		<u>Total</u> 2015/2016 Assessment
		Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	
56	34.35	400.00	13,740.00	400.00	13,740.00	0.00	0.00	0.00	0.00	13,740.00
57	23.76	554.30	13,170.16	554.30	13,170.17	0.00	0.00	0.00	0.00	13,170.16
58	9.00	0.00	0.00	81.28	731.52	0.00	0.00	169.92	1,529.28	0.00
59	1.00	0.00	0.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00
60	4.42	170.30	752.73	170.30	752.73	0.00	0.00	0.00	0.00	752.73
61	4.23	264.18	1,117.48	1,056.74	4,470.01	0.00	0.00	0.00	0.00	1,117.48
63	6.60	1,184.00	7,814.40	3,060.60	20,199.96	0.00	0.00	0.00	0.00	7,814.40
64	1.00	55,420.00	55,420.00	55,420.00	55,420.00	0.00	0.00	0.00	0.00	55,420.00
65	16.29	0.00	0.00	3,645.41	59,383.73	0.00	0.00	0.00	0.00	0.00
66	127.00	0.00	0.00	45.06	5,722.62	0.00	0.00	0.00	0.00	0.00
67	1.00	3,005.60	3,005.60	3,005.60	3,005.60	0.00	0.00	0.00	0.00	3,005.60
68	0.64	3,446.42	2,205.71	3,446.42	2,205.70	0.00	0.00	0.00	0.00	2,205.71
69	1.33	1,175.59	1,563.53	1,175.59	1,563.53	0.00	0.00	0.00	0.00	1,563.53
70	1.00	6,478.64	6,478.64	6,478.64	6,478.64	0.00	0.00	0.00	0.00	6,478.64
71	O 79.12	0.00	0.00	1,079.50	85,410.04	0.00	0.00	0.00	0.00	0.00
71	P 79.12	359.82	28,468.96	359.82	28,468.96	0.00	0.00	0.00	0.00	28,468.96
72	O 92.57	439.61	40,694.70	439.61	40,694.70	0.00	0.00	0.00	0.00	40,694.70
72	P 92.57	485.84	44,974.21	485.84	44,974.21	0.00	0.00	0.00	0.00	44,974.21
73	O 26.56	0.00	0.00	1,995.85	53,010.00	0.00	0.00	0.00	0.00	0.00
73	P 26.56	2,094.43	55,628.06	3,195.90	84,883.00	0.00	0.00	0.00	0.00	55,628.06

Benefit Zone	Benefit Units	<u>Flood Control</u>		<u>Flood Control</u>		<u>Street Repair</u>		<u>Street Repair</u>		<u>Total</u> 2015/2016 Assessment
		Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	Dollar Levied Per Unit	2015/2016 Assessment	Max Dollar Per Unit	Maximum Assessment	
74	1.00	7,742.31	7,742.31	7,742.31	7,742.31	0.00	0.00	0.00	0.00	7,742.31
75	1.00	500.46	500.46	500.46	500.46	0.00	0.00	0.00	0.00	500.46
76	62.78		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
77	496.00		0.00	315.20	156,339.20	0.00	0.00	433.28	214,906.88	0.00
78	1.00	141.68	141.68	283.34	283.34	0.00	0.00	0.00	0.00	141.68
79	1.00		0.00	10,487.60	10,487.60	0.00	0.00	0.00	0.00	0.00
80	1.00		0.00	3,146.00	3,146.00	0.00	0.00	0.00	0.00	0.00
81	84.50		0.00	66.72	5,637.84	0.00	0.00	0.00	0.00	0.00
			\$971,145.32		\$1,871,275.17		\$531,057.23		\$809,971.18	\$1,502,202.55

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

P designated assessment for public facilities



**Part 5**  
**Diagram**

**Flood Control Maintenance District No. 1**  
**City of Perris**

A diagram showing the boundaries of Flood Control Maintenance District No. 1, at the time of district formation and the subsequent annexations thereto, is attached hereto. The diagram establishes the boundaries of the areas within the District as the same existed at the time of the adoption of the Resolution of Intention and the initiation of these proceedings.

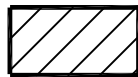
DIAGRAM OF  
 FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
 CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 FISCAL YEAR 2015/2016



LEGEND



CITY BOUNDARY



MAINTENANCE DISTRICT, BENEFIT  
 ZONE AND DEVELOPMENT BOUNDARY

FC 1

FLOOD CONTROL BENEFIT ZONE 1

(A)

ASSESSED

(NA)

NOT ASSESSED

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  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2015/2016

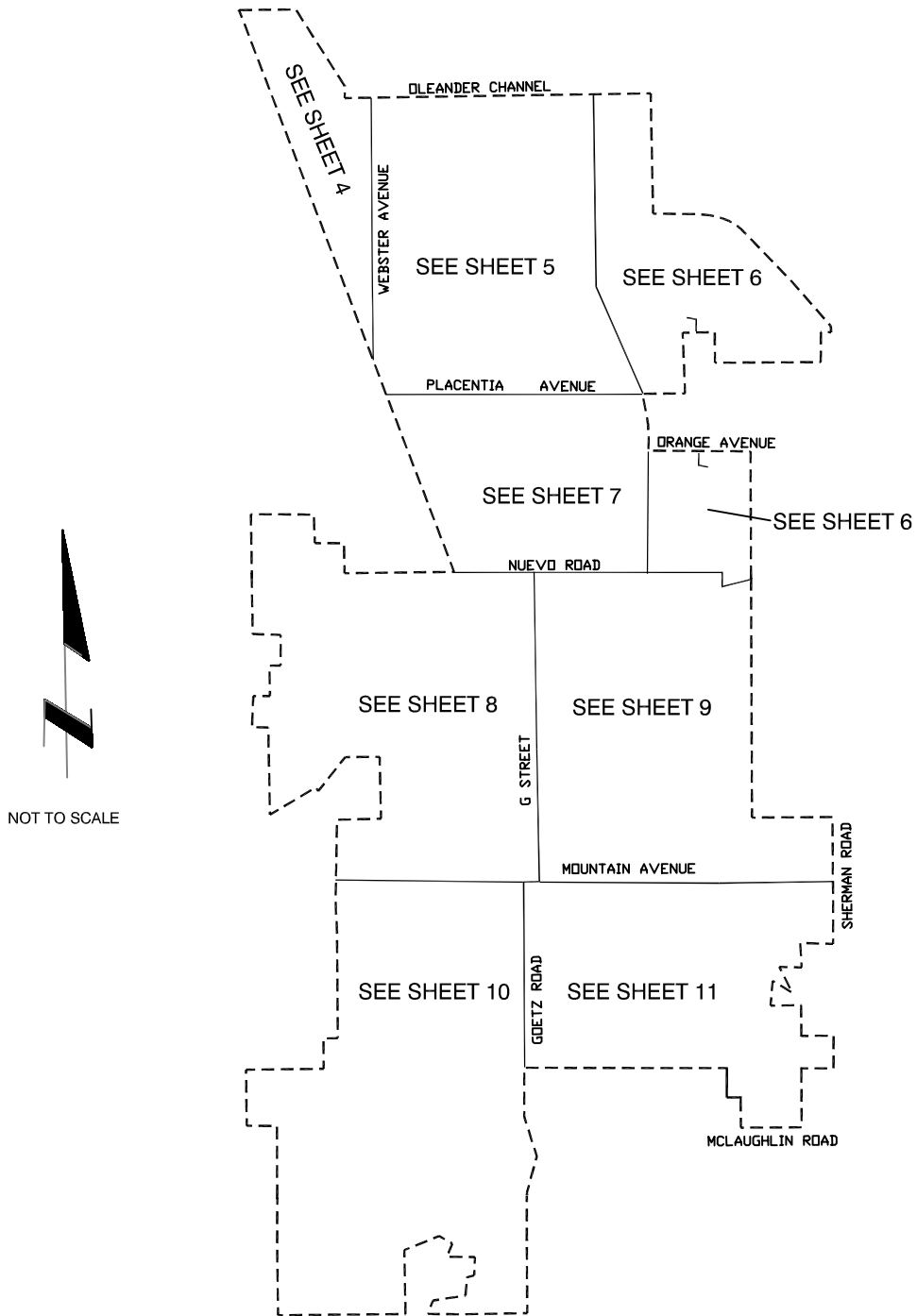


DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2015/2016

FLOOD CONTROL SHEET INDEX

FC 01 TT 19893 SHEET 7	FC 36 TRIPLE CROWN ELEMENTARY SHEET 7
FC 02 TT 20538 SHEET 7	FC 37 DPR 04-0343 SHEET 5
FC 03 TT 24499 SHEET 6	FC 38 SKYVIEW ELEMENTARY SCHOOL SHEET 9
FC 04 TT 24715 SHEET 8	FC 39 DPR 05-0192 SHEET 5
FC 05 TT 24809 SHEET 8	FC 40 TT 32793 & 33720 SHEET 6
FC 06 PM 27544 SHEET 7	FC 41 PM 31832 SHEET 5
FC 07 PM 26618 SHEET 5	FC 42 PM 31743 SHEET 5
FC 08 DPR 98/94 SHEET 8	FC 43 TT 32769 SHEET 8
FC 09 DRP 99/0174 SHEET 5	FC 44 TT 32707 & 32708 SHEET 6
FC 10 PUP 99/0079 SHEET 5	FC 45 TT 30780 SHEET 6
FC 11 CUP 99-0185 SHEET 9	FC 46 TT 32249 SHEET 6
FC 12 CUP 98-0081 SHEET 5	FC 47 TT 31912 SHEET 8
FC 13 DRP 97/0111 SHEET 5	FC 48 CUP 06-0158 SHEET 8
FC 14 TT 30380 SHEET 6	FC 49 TT 31660 SHEET 6
FC 14 TT 29654 SHEET 6	FC 50 TT 32428 SHEET 7
FC 14 TT 29993 SHEET 6	FC 51 TT 31926 SHEET 10
FC 14 TT 29994 SHEET 6	FC 52 PM 35676 SHEET 5
FC 14 TT 22831 SHEET 6	FC 53 TT 31650 & 32406 SHEET 8
FC 15 TT 28986 SHEET 10	FC 54 TT 31651 SHEET 9
FC 16 TT 24111 SHEET 7	FC 55 TT 31240 SHEET 9
FC 17 TT 30382 SHEET 9	FC 56 PM 33266 SHEET 11
FC 18 TT 30144 SHEET 7	FC 57 PM 34082 SHEET 11
FC 18 TT 31683 SHEET 7	FC 58 TT 34073 SHEET 8
FC 19 TT 26386 SHEET 9	FC 59 DPR 05-0279 SHEET 8
FC 20 DPR 98-0071 SHEET 9	FC 60 DPR 04-0314 SHEET 7
FC 21 TT 30751 SHEET 7	FC 61 PM 34199 SHEET 4
FC 22 TT 30490 SHEET 6	FC 63 PM 31677 SHEET 5
FC 22 TT 30518 SHEET 6	FC 64 DPR 04-0464 SHEET 5
FC 23 TT 31114 SHEET 9	FC 65 DPR 06-0365 SHEET 5
FC 24 TT 31241 SHEET 5	FC 66 TT 33549 SHEET 8
FC 25 TT 30662 SHEET 10	FC 67 DPR 10-03-0009 SHEET 8
FC 25 TT 31654 SHEET 10	FC 68 DPR 10-03-0009 SHEET 8
FC 26 TT 31678 SHEET 9	FC 69 DPR 07-0045 SHEET 8
FC 27 TT 31226 SHEET 8	FC 70 AQUATICS CENTER SHEET 11
FC 28 TT 31201 SHEET 8	FC 71 PM 33587 SHEET 5
FC 29 TT 31178 SHEET 6	FC 72 PM 36010 SHEET 5
FC 31 TT 29425 SHEET 6	FC 73 PM 34131 SHEET 7
FC 32 TT 30773 SHEET 6	FC 74 CUP 12-04-0015 SHEET 9
FC 32 TT 31416 SHEET 6	FC 75 LOTS 27 & 28, TT 24045-1 SHEET 5
FC 33 DPR 01/0123 SHEET 5	FC 76 SOUTHEAST HIGH SCHOOL SHEET 6
FC 34 TT 32262 SHEET 6	FC 77 TRACT 30850 SHEET 6
FC 35 TT 33227 SHEET 6	FC 78 DPR 12-05-0013 SHEET 8
FC 35 AMND 22832 SHEET 6	FC 79 PARCEL 1, PM 36462 SHEET 5
FC 35 AMND 22833 SHEET 6	FC 80 PARCEL 2, PM 36462 SHEET 5
	FC 81 PM 36469 SHEET 5

DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2015/2016

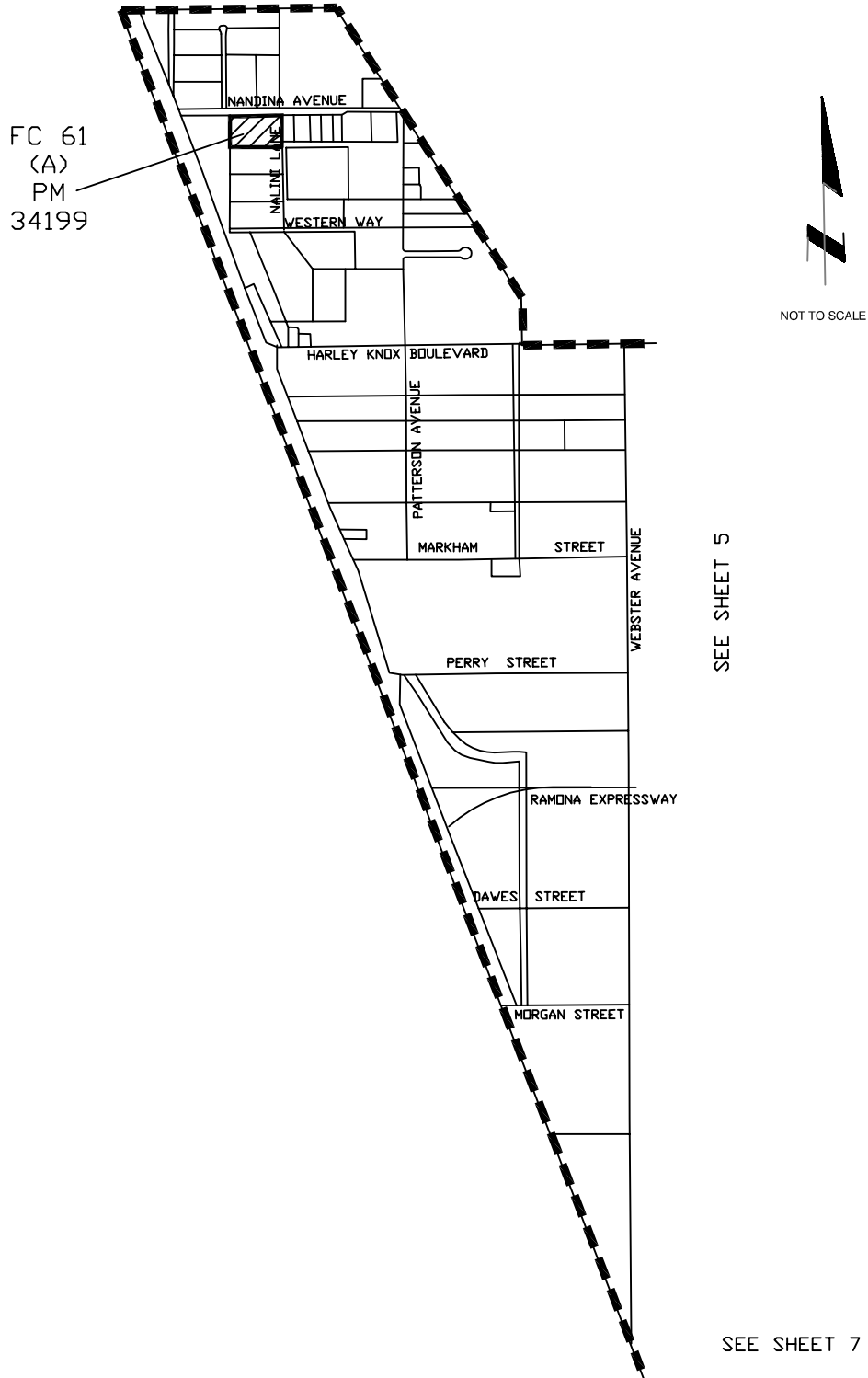


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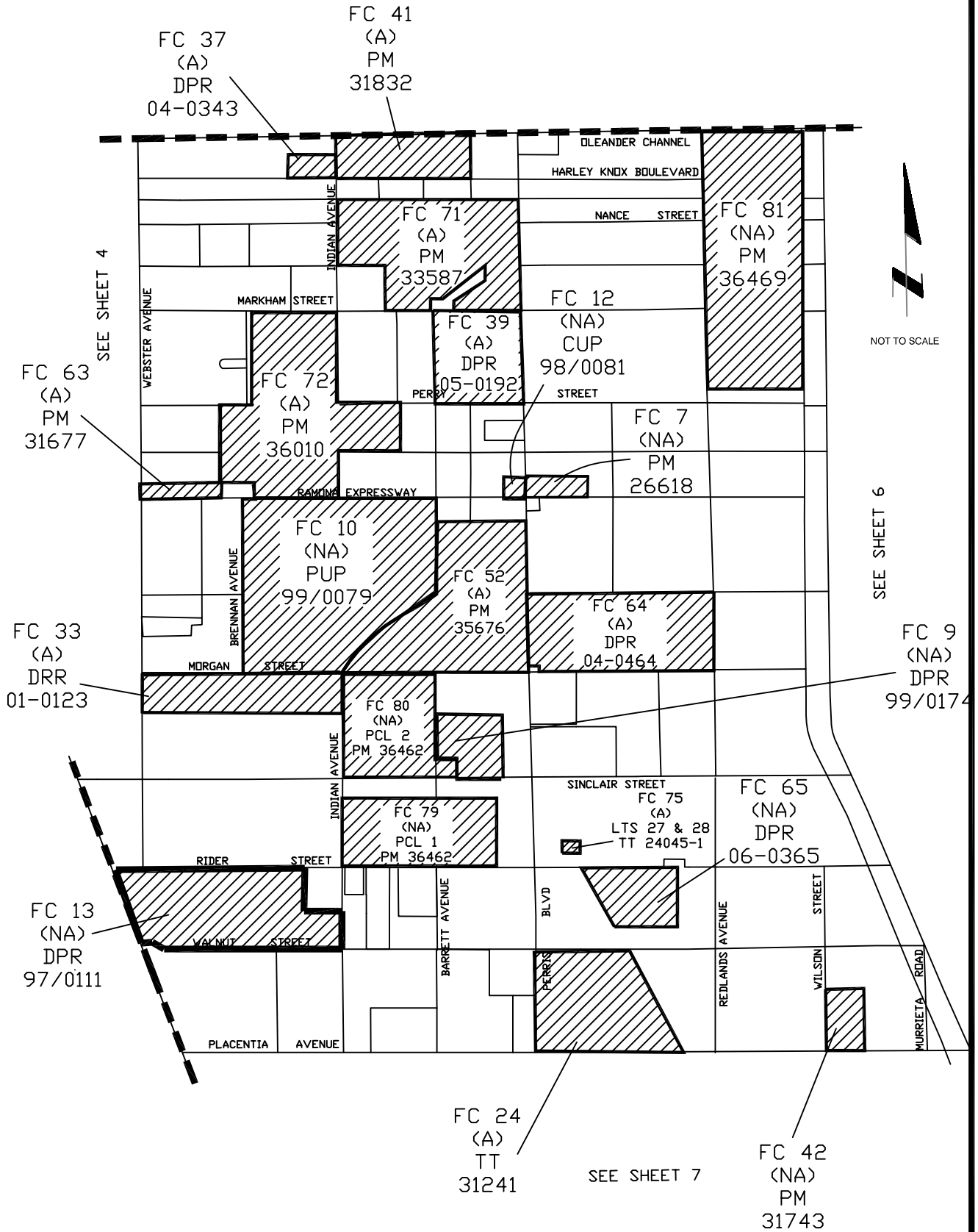
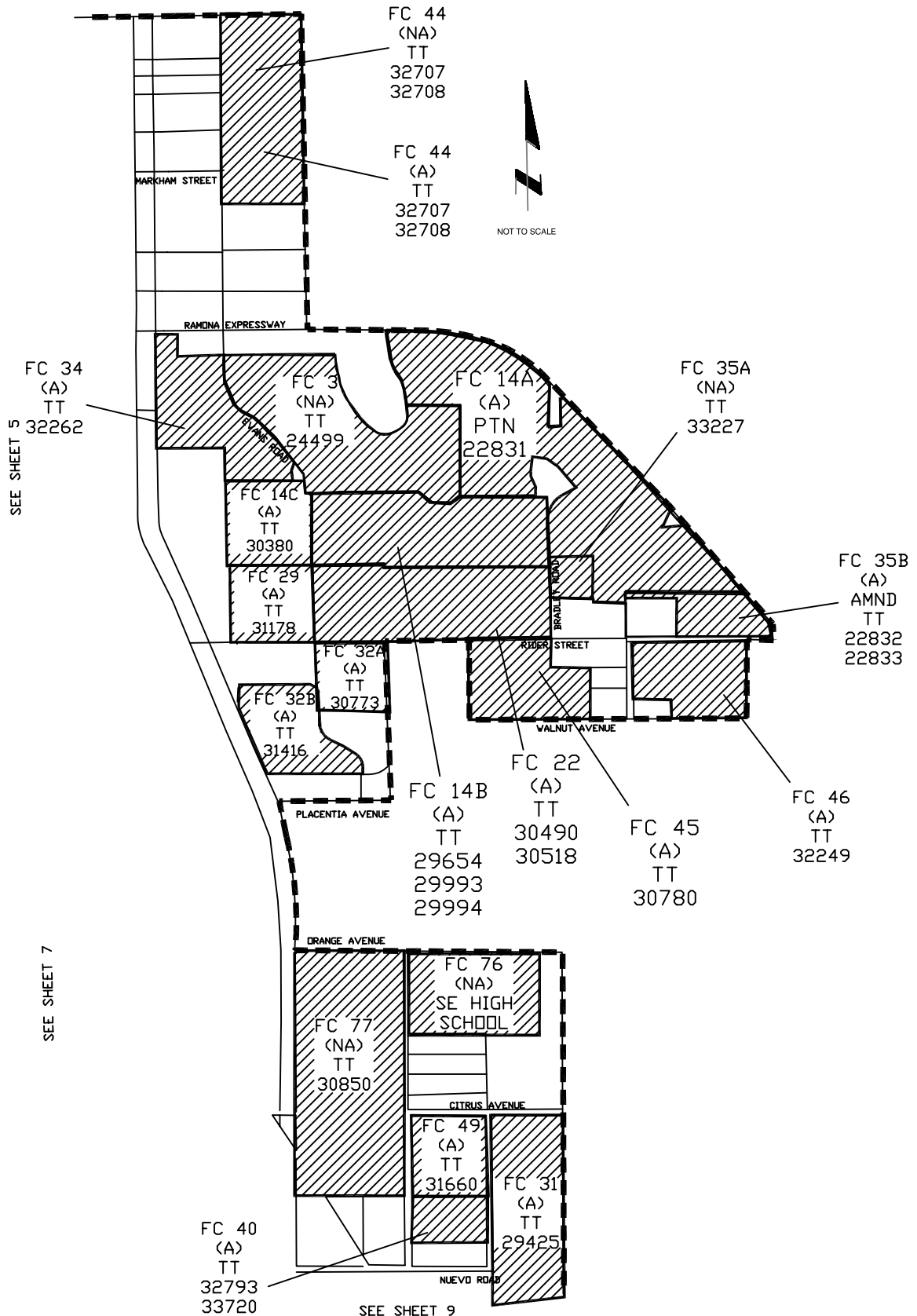


DIAGRAM OF  
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**DIAGRAM OF  
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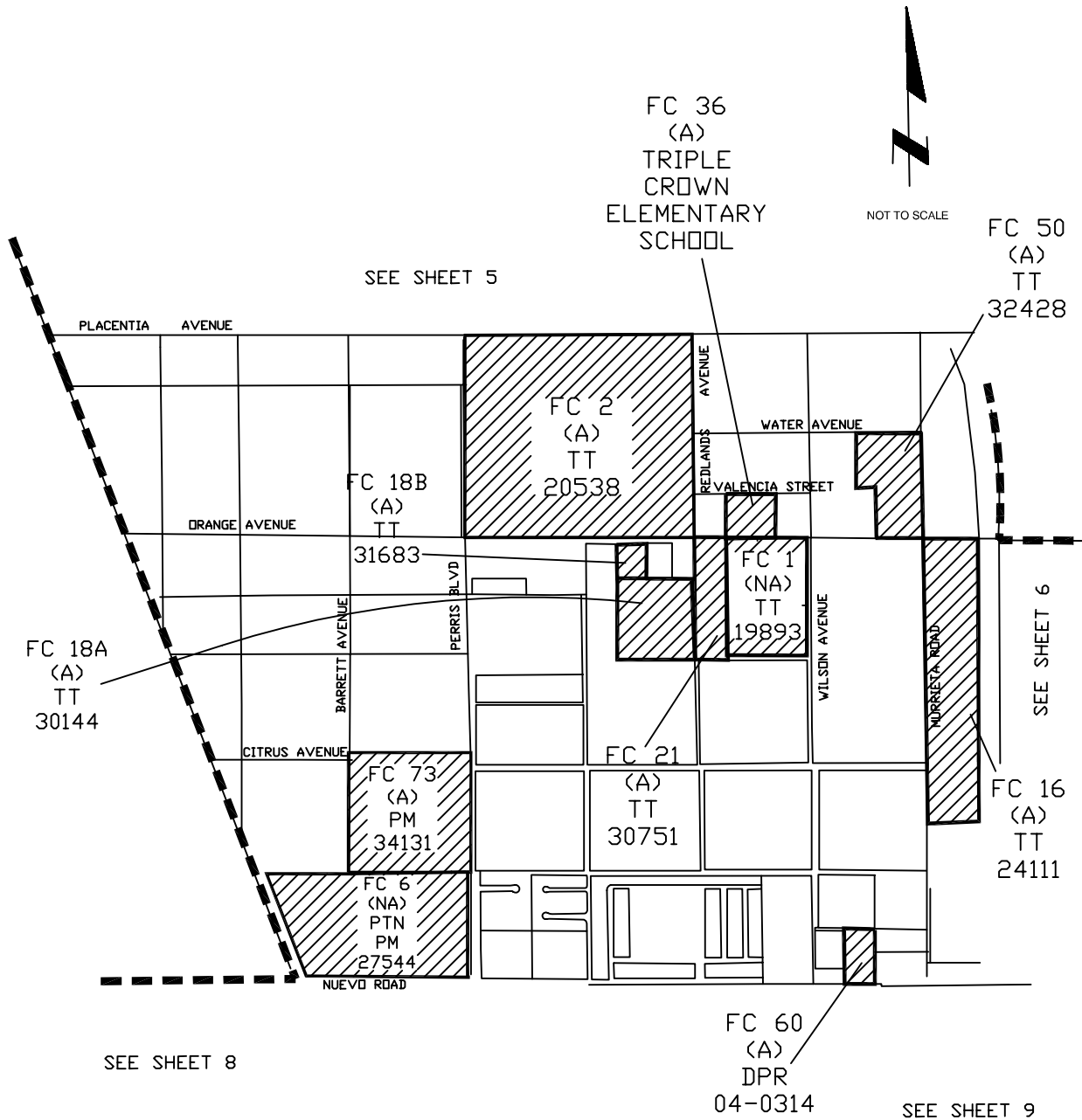




DIAGRAM OF  
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 FISCAL YEAR 2015/2016



NOT TO SCALE

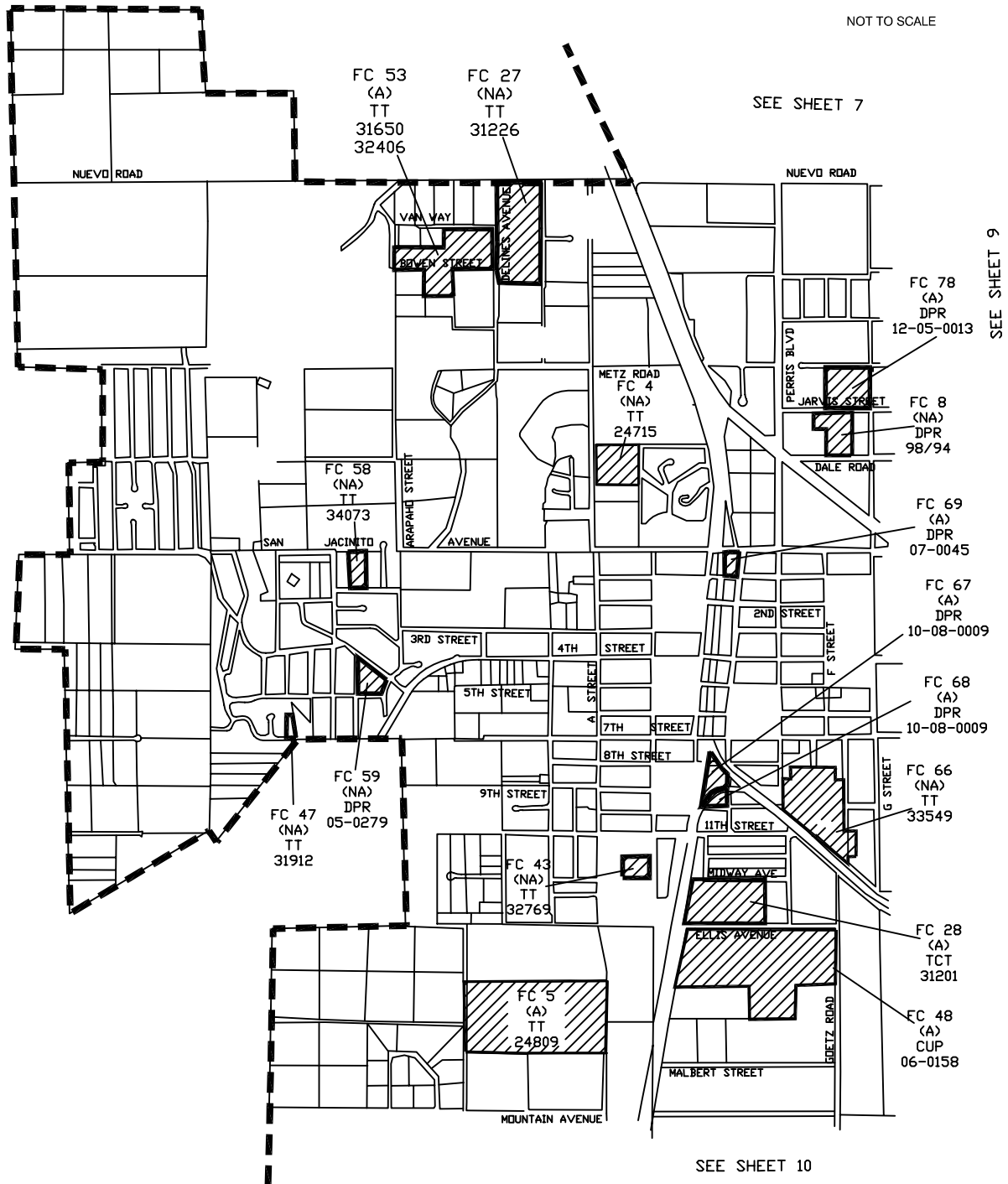


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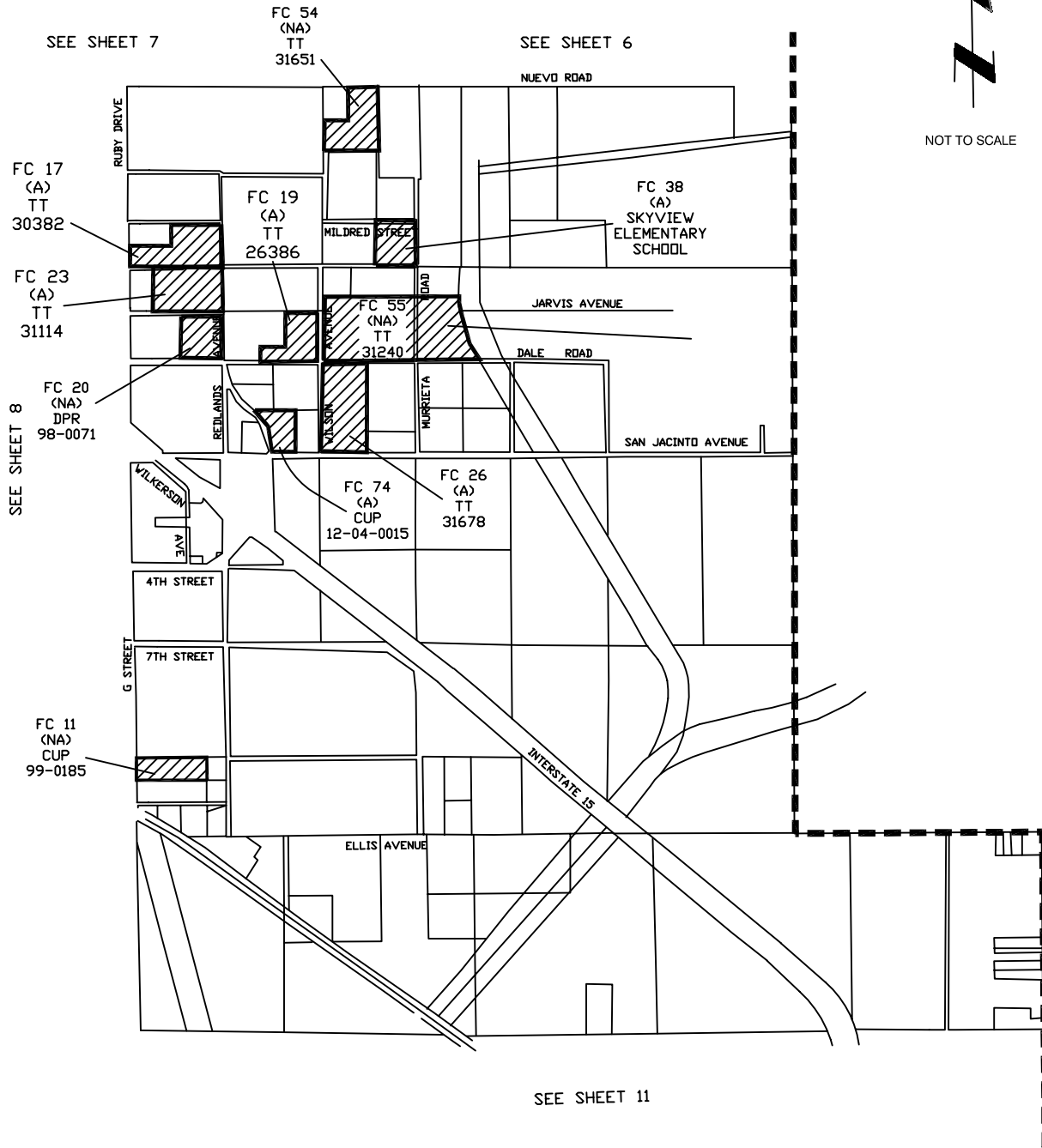
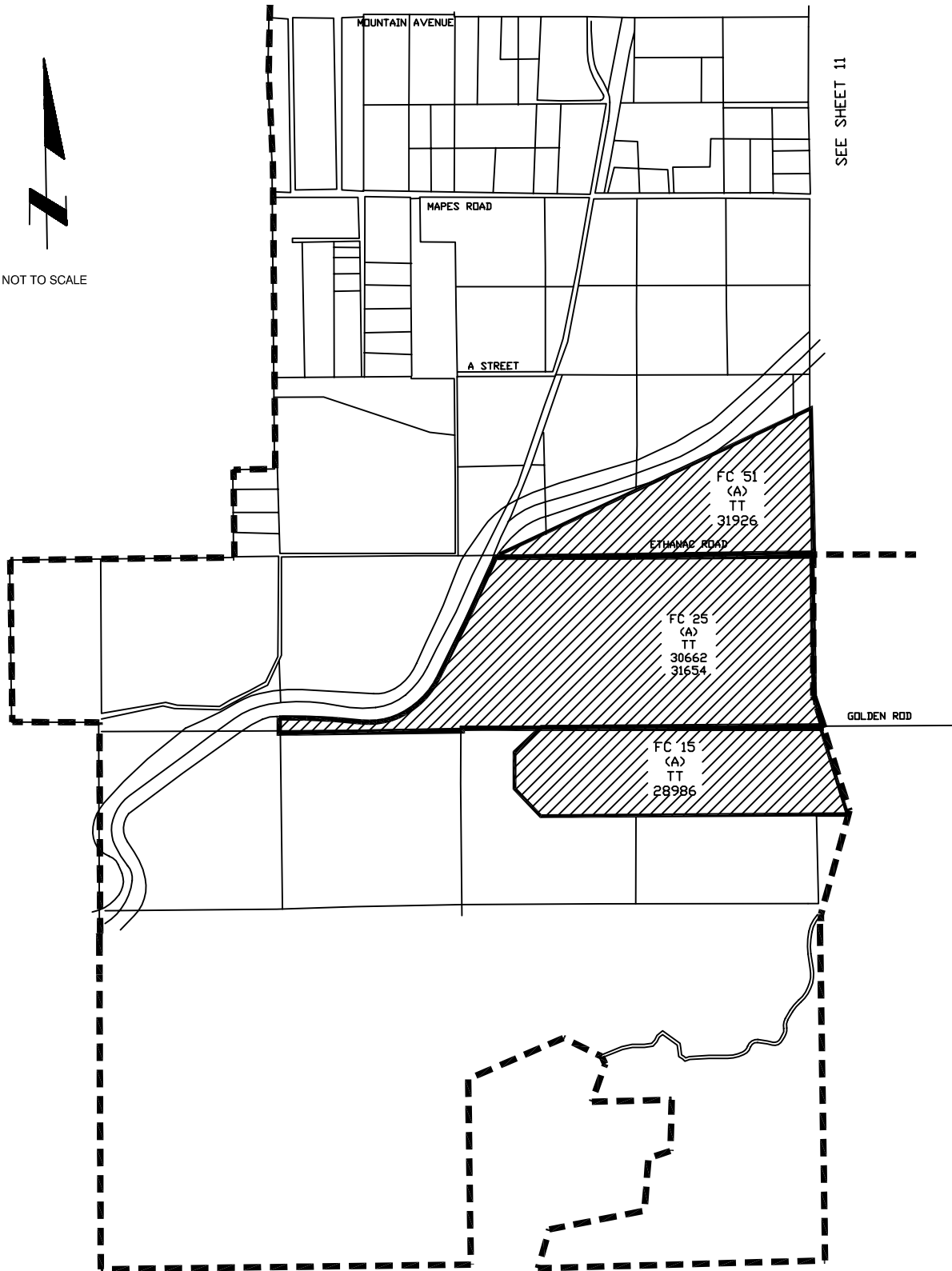


DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2015/2016

SEE SHEET 8



NOT TO SCALE



SEE SHEET 11

DIAGRAM OF  
FLOOD CONTROL MAINTENANCE DISTRICT NO. 1  
CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FISCAL YEAR 2015/2016



NOT TO SCALE

SEE SHEET 9

SEE SHEET 10

