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the City at 101 North "D" Street, or call (951) 943-6100*

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

**Tuesday, April 14, 2020
6:30 P.M.**

**City Council Chambers
(Corner of San Jacinto and Perris Boulevard)
101 North "D" Street
Perris, California**

- 1. CALL TO ORDER:** 6:30 P.M.
- 2. ROLL CALL:**
Corona, Rabb, Rogers, Magaña, Vargas
- 3. INVOCATION:**
- 4. PLEDGE OF ALLEGIANCE:**
Councilmember Corona will lead the Pledge of Allegiance.
- 5. REPORT ON CLOSED SESSION ITEMS:**
- 6. PRESENTATIONS/ANNOUNCEMENTS: NO PRESENTATIONS**

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

7. APPROVAL OF MINUTES:

- A. Consideration to approve the Minutes of the Regular Joint Meeting held on March 31, 2020 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

8. CONSENT CALENDAR:

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

- A. Consideration to adopt the Second Reading of Ordinance Number 1389 a proposal to add Chapter 16.25 to the Municipal Code to regulate electric Vehicle Charging Stations and Establish Permitting Procedures.

The Proposed Second Reading of Ordinance Number 1389 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADDING CHAPTER 16.25 TO THE PERRIS MUNICIPAL CODE TO REGULATE ELECTRIC VEHICLE CHARGING STATIONS AND ESTABLISH PERMITTING PROCEDURES TO STREAMLINE THE PERMITTING PROCESS IN ACCORDANCE WITH ASSEMBLY BILL 1236

- B. Consideration to approve a Settlement Agreement with K3JH, LLC for the Acquisition of a Fee Simple Interest and a Temporary Construction Easement for the Widening of Goetz Road.
- C. Consideration to adopt Resolution Number (next in order) declaring certain City-owned real properties to be surplus and authorizing offers of said properties for purchase. APNs 313-092-022; 313-092-007; 313-093-001; 313-093-002; 313-093-003; 313-093-004; and 313-093-005

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTIES TO BE SURPLUS AN AUTHORIZING OFFERS OF SAID PROPERTIES FOR PURCHASE

9. PUBLIC HEARINGS:

The public is encouraged to express your views on any matter set for public hearing. It is our procedure to first receive the staff report, then to ask for public testimony, first from those in favor of the project followed by testimony from those in opposition to it, and if there is opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on the

matter, you need to simply come forward to the speaker's podium at the appropriate time, give your name and address and make your statement. After a hearing is closed, you may not further speak on the matter unless requested to do so or are asked questions by the Mayor or a Member of the City Council. **Public comment is limited to three (3) minutes.**

A. Consideration to adopt Resolution Number (next in order) approving the draft Community Development Block Grant (CDBG) Action Plan FY 2020-2021

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,
APPROVING THE DRAFT FY 2020-2021 ACTION PLAN WITH
PROPOSED FUNDING FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) FEDERAL ENTITLEMENT PROGRAM

Introduced by: Assistant City Manager Clara Miramontes

PUBLIC COMMENT

10. BUSINESS ITEMS: (not requiring a "Public Hearing"): NO BUSINESS ITEMS

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

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

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

12. COUNCIL COMMUNICATIONS:

(Committee Reports, Agenda Items, Meeting Requests and Review etc.)

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

13. CITY MANAGER'S REPORT:

14. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall at (951) 943-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



7.A.

CITY OF PERRIS
CITY COUNCIL
AGENDA SUBMITTAL

MEETING DATE: April 14, 2020
SUBJECT: Approval of Minutes
REQUESTED ACTION: Approve the Minutes of the Regular Joint City Council Meeting held on March 31, 2020
CONTACT: Nancy Salazar, City Clerk *NS*

BACKGROUND/DISCUSSION: None

BUDGET (or FISCAL) IMPACT: None

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

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Finance Director _____

Attachments:

Consent:
Public Hearing:
Business Item:
Presentation:
Other: Approval of Minutes

CITY OF PERRIS

MINUTES:

Date of Meeting: March 31, 2020

06:30 PM

Place of Meeting: City Council Chambers

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

Mayor Vargas called the regular City Council meeting to order at 6:30 p.m.

2. ROLL CALL: Magaña, Corona, Rabb, Rogers, Vargas

Present: Magaña, Corona, Rabb, Rogers, Vargas

Councilmember Magaña and Mayor Pro Tem Rogers participated via teleconference.

Staff Members Present: City Manager Belmudez, City Attorney Dunn, City Engineer McKibbin, Assistant City Manager Miramontes, Assistant City Manager Carlos, Police Captain Sims, Fire Chief Barnett, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Finance Reyna, Interim Director of Administrative Services Amozgar and City Clerk Salazar.

3. INVOCATION:

Mayor Pro Tem Rogers gave the Invocation.

4. PLEDGE OF ALLEGIANCE:

Councilmember Corona led the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

There was no Closed Session.

6. PRESENTATIONS/ANNOUNCEMENTS:

There were no Presentations.

7. APPROVAL OF MINUTES:

- A. Approved the Minutes of the Regular Joint Meeting held on March 10, 2020 of the City Council, Successor Agency to the Redevelopment Agency, Public Finance Authority, Public Utility Authority, Housing Authority, Perris Community Economic Development Corporation and the Perris Joint Powers Authority.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve the Minutes, as presented.

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

NOES:

ABSENT:

ABSTAIN:

8. CONSENT CALENDAR:

Councilmember Corona requested that Item 8.A. be pulled for clarification.

City Attorney Dunn noted that a revised agreement for Item 8.F., had been distributed to the City Council prior to the meeting. Mayor Vargas requested that Item 8.F. be pulled for clarification on the revisions to the agreement.

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

- A. Adopted Resolution Number 5642 approving the adopted Project List Utilizing SB-1 Funding for Fiscal Year 2020-2021.

Resolution Number 5642 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

This item was pulled from the Consent Calendar and considered separately at the request of Councilmember Corona.

**The following Councilmember spoke:
Corona**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Item 8.A., as presented.

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

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Number 5643 approving Street Vacation 20-05037 the summary vacation of an unimproved northerly half segment of Arizona Avenue fronting Patterson Avenue approximately 288-feet south of Nancy Street. (Applicant: Richard Park, Ritapk LLC)

Resolution Number 5643 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TO SUMMARILY VACATE AN

UNIMPROVED 20-FOOT WIDE BY 242-FOOT LONG NORTHERLY HALF SEGMENT OF ARIZONA STREET FRONTING PATTERSON AVENUE AND APPROXIMATELY 288-FEET SOUTH OF NANCE STREET WITHIN THE PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN AREA, SUBJECT TO THE FINDINGS NOTED HEREIN

- C. Approved the 2019 Annual Progress Report for the General Plan Housing Element.
- D. Approved the purchase of a replacement Toyota Internal Combustion Lift Truck for the Public Works Department.
- E. Approved a Six-Month Extension and Termination Agreement with Inframark, LLC, for the North and South Water System Operation and Maintenance Services.
- F. Approved the Agreement for Purchase and Sale of Real Property for property located at 11 South D Street, APN 313-091-001.

This item was pulled from the Consent Calendar and considered separately at the request of Mayor Vargas.

**The following Councilmember spoke:
Vargas**

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by David Starr Rabb to Approve Item 8.F., as presented.

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

NOES:

ABSENT:

ABSTAIN:

- G. Adopted Resolution Number 5644, Ratifying the Director of Emergency Services' Proclamation of a Local Emergency and Declaring and Proclaiming a Local Emergency in Response to COVID-19.

Resolution Number 5644 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, RATIFYING THE DIRECTOR OF EMERGENCY SERVICES' PROCLAMATION OF A LOCAL EMERGENCY AND DECLARING AND PROCLAIMING A LOCAL EMERGENCY IN RESPONSE TO COVID-19

- H. Approved the Check Register for February 2020.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by David Starr Rabb to Approve the Consent Calendar, with the exception of items 8.A. and 8.F., as presented.

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

NOES:

ABSENT:

ABSTAIN:

9. PUBLIC HEARINGS:

- A. Adopted Resolution Numbers 5645 and 5646 regarding annexation of parcels into Community Facilities District 2001-3 (North Perris Public Safety District)-Annexation Number 37. (Project: March Plaza, PM 37278) (Owner: Ruth Kahn Perris LLC)

Resolution Number 5645 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 37 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 37

Resolution Number 5646 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 37 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 37 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Director of Finance Ernie Reyna introduced the item and turned it over to Daniel Louie, Willdan Financial, to give the presentation on this item.

The Mayor opened the Public Hearing at 6:48 p.m.

There was no Public Comment.

The Mayor closed the Public Hearing at 6:48 p.m.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Resolution Number 5645, as presented.

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

NOES:

ABSENT:

ABSTAIN:

The Mayor asked the City Clerk to open the Ballots.

City Clerk Salazar opened the 2 Ballots and reported that they were marked YES.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Resolution Number 5646, as presented.

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

Vargas

NOES:

ABSENT:

ABSTAIN:

- B. Adopted Resolution Numbers 5647, 5648 and 5649 regarding annexation of Parcel Map 37278 (March Plaza) to the City's Maintenance Districts.

Resolution Number 5647 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37278 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2019/2020

Resolution Number 5648 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37278 TO BENEFIT ZONE 150, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2019-2020

Resolution Number 5649 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37278 TO BENEFIT ZONE 115, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2019-2020

City Engineer Stuart McKibbin introduced the item and turned it over to Daniel Louie, Willdan Financial to give the presentation on this item.

The Mayor opened the Public Hearing at 6:52 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 6:52 p.m.

The Mayor asked the City Clerk to open the Ballots.

City Clerk Salazar opened the 3 Ballots and reported that they were marked YES.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by David Starr Rabb to Approve Resolution Numbers 5647, 5648 and 5649, as presented.

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

NOES:

ABSENT:

ABSTAIN:

- C. Introduced the First Reading of Ordinance Number 1389-Ordinance Amendment 20-05048 a proposal to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and establish permitting procedures.

The First Reading of Ordinance Number 1389 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADDING CHAPTER 16.25 TO THE PERRIS MUNICIPAL CODE TO REGULATE ELECTRIC VEHICLE CHARGING STATIONS AND ESTABLISH PERMITTING PROCEDURES TO STREAMLINE THE PERMITTING PROCESS IN ACCORDANCE WITH ASSEMBLY BILL 1236

Planning Manager Kenneth Phung gave the presentation on this item.

The Mayor opened the Public Hearing at 6:57 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 6:57 p.m.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by David Starr Rabb to Approve the First Reading of Ordinance Number 1389, as presented.

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

NOES:

ABSENT:

ABSTAIN:

- D. Adopted Urgency Ordinance Number 1390 of the City Council of the City Of Perris, California, enacting Emergency Price-Gouging and Eviction Protections Related to the COVID-19 Pandemic.

Urgency Ordinance Number 1390 is entitled:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, ENACTING EMERGENCY PRICE-GOUGING AND EVICTION PROTECTIONS RELATED TO THE COVID-19 PANDEMIC

City Attorney Dunn noted corrections to the Urgency Ordinance. He also noted that an Urgency Ordinance requires a 4/5 vote of the City Council.

The Mayor called for any questions from the City Council.

The following Councilmember's spoke:

Corona

Rabb

The Mayor opened the Public Hearing at 7:10 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:10 p.m.

The following Councilmember's gave additional comments:

Corona

Rabb

City Manager Belmudez noted that a letter, regarding this item, had been received, via email, from Luz Ayala.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Urgency Ordinance Number 1390, as presented.

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

NOES:

ABSENT:

ABSTAIN:

10. BUSINESS ITEMS:

There were no Business Items.

11. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There was no Public Comment.

12. COUNCIL COMMUNICATIONS:

The following Councilmember's spoke:

Rabb

Corona

Magaña

Rogers

Vargas

13. CITY MANAGER'S REPORT:

14. ADJOURNMENT:

There being no further business Mayor Vargas adjourned the Regular City Council meeting at 7:49 p.m.

Respectfully Submitted,

Nancy Salazar, City Clerk



CITY OF PERRIS


CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: April 15, 2020

SUBJECT: **Ordinance Amendment 20-05048** – A proposal to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and establish permitting procedures.

REQUESTED ACTION: **ADOPT Second Reading of Ordinance No. 1389**, adding Chapter 16.25 of the Perris Municipal Code to regulate electric vehicle charging stations and establish permitting procedures.


CONTACT: Kenneth Phung, Planning Manager 

BACKGROUND/DISCUSSION:

On March 31, 2020, the City Council unanimously voted to approve Ordinance Amendment 20-05048 to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and establish permitting procedures consistent with Assembly Bill 1236 signed by Governor Brown on October 8, 2015. The objective the Ordinance Amendment is to streamline the permitting process for electric vehicle charging stations. Upon adoption, the Ordinance Amendment will be effective thirty days thereafter (May 13, 2020).

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item is covered under the 2019-2020 budget.

Prepared by: David J. Martinez – Interim Building Official/Fire Marshal
REVIEWED BY: Kenneth Phung, Planning Manager

City Attorney _____
 Assistant City Manager 
 Finance Director _____

Attachments:

1. Ordinance No. 1389
2. CC Submittal Package dated March 31, 2020

Consent: April 15, 2020

ORDINANCE NO. 1389

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADDING
CHAPTER 16.25 TO THE PERRIS MUNICIPAL CODE TO REGULATE
ELECTRIC VEHICLE CHARGING STATIONS AND
ESTABLISH PERMITTING PROCEDURES TO
STREAMLINE THE PERMITTING PROCESS IN
ACCORDANCE WITH ASSEMBLY BILL 1236***

WHEREAS, the State has determined that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern; and

WHEREAS, the intent of the Legislature is that local agencies not adopt ordinances that create unreasonable barriers and not unreasonably restrict the installation of electric vehicle charging stations; and

WHEREAS, it is the policy of the State to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use; and

WHEREAS, the intent of the Legislature is that local agencies would minimize the cost of permitting for charging stations, so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations; and

WHEREAS, the State has adopted Assembly Bill 1236, requiring local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, it is in the interest of the health, safety, and welfare of the residents of the City to provide an expedited, streamlined permitting process for electric vehicle charging stations, in accordance with the requirements of AB 1236; and

WHEREAS, on March 31, 2020, the City Council conducted a duly, noticed public hearing on the proposed amendments, considered testimony and materials in the findings, accompanying documents and exhibits; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all project meetings and hearings.

THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. The City Council of the City of Perris hereby finds, pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) that this ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) in that it is not a project that has the potential for causing a significant effect on the environment.

Section 3. Title 16 of the City of Perris Municipal Code is hereby amended to add Chapter 16.25 to read as follows:

CHAPTER 16.25 – Electric Vehicle Charging Stations –

Section 16.25.010 - Purpose.

Section 16.25.020 - Definitions.

Section 16.25.030 - Expedited Permitting Process.

Section 16.25.040 - Permit Application Processing.

Section 16.25.050 - Technical Review.

Section 16.25.060 - Electric Vehicle Charging Station Installation Requirements.

Section 16.25.010 - Purpose.

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations.

Section 16.25.020 - Definitions.

- (a) “Electric vehicle charging station” or “charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
- (b) “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (c) “Electronic submittal” means the utilization of one or more of the following:
 - a. Electronic mail or email.
 - b. The internet.
 - c. Facsimile.

Section 16.25.030– Expedited Permitting Process.

Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.

Section 16.25.040 – Permit Application Processing.

- (a) Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
- (b) A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City adopted checklist, and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- (c) Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

Section 16.25.050 – Technical Review.

- (a) It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in this Chapter, the City may require the applicant to apply for a use permit.
- (b) In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

Section 16.25.060 – Electric Vehicle Charging Station Installation Requirements.

- (a) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National

Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

- (b) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
- (c) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
- (d) Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

Section 4. Based upon the information contained within the supporting exhibits, with respect to Ordinance Amendment 20-05048, the City Council finds the following geologic conditions that require compliance with energy efficiency standards for building construction justify modifications to the California Building Code Standards:

- a) The City is subject to relatively low amounts of precipitation, very low humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of fire. For example, during July, August and September, temperatures often exceed 100 degrees Fahrenheit. During the same months' humidity is usually less than 40% and humidity measurements less than 10% are not uncommon. These conditions contribute to an increased likelihood of fire. Moreover, minor fires have a greater tendency of spreading rapidly due to such conditions.
- b) The City is subject to extremely strong winds, commonly referred to as the "Santa Ana Winds", which reach speeds in excess of 80 miles per hour. Extensive damage often occurs during such winds including downed trees, utility poles, utility circuits and utility service lines. These adverse conditions can cause (1) fires, (2) impairment to emergency apparatus access, (3) delays in response times of emergency apparatus: and (4) the depletion of apparatus readily available for fire suppression activities. These windstorms commonly last from three to seven days.
- c) The City's neighboring foothills create a unique fire hazard. This is because fire Service is provided by both the County of Riverside and the California Division of Forestry. Fire units from both Fire Departments are often sent to assist in the extinguishment of fast-moving and wind-assisted fires in the neighboring foothills.
- d) The City is located in an area, which due to its climate, geology, and

topography is highly susceptible to fires, strong winds, low precipitation and seismic activity making necessary the adoption of additional requirements to ensure the City's residential, commercial, and industrial building stock is designed, preserved and maintained in such a condition as to protect the safety of its residents.

- c) The City is located in Southern California, in an extremely active seismic region, with high levels of historic earthquake activity in the recent past and can be expected to experience significant strong seismic activity within the foreseeable future.

Section 5. That for the foregoing reasons the City Council hereby approves Ordinance Amendment 20-05048 finding that it is necessary to amend the City's Municipal Code, by adding new sections for the inclusion of an expedited review and approval process for Electric Vehicle Charging Stations to meet the requirements of Assembly Bill 1236.

Section 6. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Section 8. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and APPROVED this 15th day of April, 2020.

Michael M. Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris that the foregoing Ordinance Number 1389 was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the 15th day of April, 2020, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

Nancy Salazar, City Clerk

Attachments: Electric Vehicle Permitting Checklist
Electric Vehicle Handout



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-3293

Plug-In Electric Vehicle Infrastructure Permitting Checklist

This check list was developed to assist the applicant and homeowner with the installation of an Electric Vehicle Charging Station and to assist with the expedited review and permitting process for the City's Building and Planning Divisions.

DRIVE-UP ELECTRIC VEHICLE CHARGING STATION. An electric vehicle charging station in which use is limited to 30 minutes maximum and is provided at a location where the electric vehicle approaches in the forward direction, stops in the vehicle space, charges the vehicle, and proceeds forward to depart the vehicle space. The arrangement of a drive-up electric vehicle charger and its associated vehicle space is similar to a gasoline filling station island.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger auto mobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of the code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE (EV) CHARGER. Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV Space). A space intended for charging electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by and electric vehicle charger or other charging equipment. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

	Residential	Non-Residential
Phase 1 Pre-Work Contractor	Understands intended use of the EVSE (i.e. personal)	v/ Obtain an address for the location v/ Determine the ownership of the site and/or authorization to install equipment at site v/ Understands intended use of the EVSE (i.e., fleet, employee, customer, visitor, etc.) Determine number of vehicles charging and connectors per charging station Determine source of power and authorization to use source
	<ul style="list-style-type: none"> ✓ Determine type of vehicle(s) to be charged at EVSE ✓ Evaluate mounting type options (i.e., bollard, pole-mount, wall-mount, ceiling-mount) ✓ Clarify communication requirements (i.e., Ethernet, cellular, Wi-Fi, none or other) ✓ Determine the NEMA Enclosure type ✓ Determine the physical dimensions of the space(s) ✓ Inspect the type of circuit breaker panel board intended for the installation 	
Phase 2 Pre-Work Customer	<p>Identify incentives or rate structures through the utility</p> <p>Determine size of electrical service at the site</p> <p>Identify and contact applicable local permit office(s) to identify specific requirements, including local fire, environmental, construction, building, concealment and engineering requirements</p> <p>Identify incentives available through local, state or federal programs</p> <p>Contact insurance company to acquire additional insurance or separate coverage as needed</p> <p>Hire the contractor and verify credentials with all subcontractors; ensure electrical contractor's license for electrical work is current</p>	
Phase 3 On-Site Evaluation	<p>Verify EVSE meets UL requirements and is listed by UL or another nationally recognized testing laboratory</p> <p>Verify EVSE has an appropriate NEMA rated enclosure (NEC 110.28) based on environment and customer needs, such as weatherization or greater levels of resistance to water and corrosive agents</p> <p>Determine the level or charger meets customer's PEV requirements (most vehicles require the maximum of a 240V/32A (40A breaker)</p> <p>Based on proposed EVSE location, determine if cord length will reach a vehicle's charging inlet without excessive slack and does not need to be more than 25' in length (NEC 625.17)</p> <p>Cord management methodologies have been considered to reduce the risk of tripping hazards and accidental damage to the connector</p> <p>Mounting type selection based on requirements to meet site guidelines</p> <p>Determine whether EVSE communication options are beneficial to customer and/or local utility</p>	

<p>Phase 4 On-Site Survey</p>	<p>Ensure overhead doors and vehicle parking spot do not conflict with EVSE location Place EVSE in a location convenient to charging port on vehicle and typical orientation of the vehicle in garage (i.e., backed in or head-first) Ensure functionality of lighting in the garage to meet NEC code 210-70</p>	<p>Space(s) should be visible to drivers and pedestrians Determine proximity to building entrance (could be considered an incentive for PEV use) Select spaces proximate to existing transformer or panel with sufficient electrical capacity EVSE installation should maintain a minimum parking space length to comply with local zoning requirements If available, use wider spaces to reduce the risk of cord damage and minimize the intersection of cords with walking paths Ensure sufficient lighting at proposed space(s) to reduce the risk of tripping and damage to charging station from vehicle impact or vandalism; light levels above two foot candles are recommended Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information) Determine availability of space for informative signing EVSE with multiple cords should be placed to avoid crossing other parking spaces All available charging station mounting options should be considered and optimized for the space Determine if hazardous materials were located at the site</p> <p>PARKING DECKS Place EVSE towards the interior of a parking deck to avoid weather-related impacts on equipment</p> <p>PARKING LOTS Avoid existing infrastructure and landscaping to mitigate costs, potential hazards and other negative impacts</p> <p>ON-STREET Install on streets with high foot and vehicle traffic to mitigate vandalism Avoid existing infrastructure to mitigate costs, potential hazards and other negative impacts</p>
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		<p>v/ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)</p> <p>For pull-in spaces, EVSE should be placed in front of the space and either centered on the space if placed between two spaces (if two connectors are available); EVSE with more than two connectors should not be used in on-street applications v/ For parallel parking locations, the charging station should be installed at the front third of the parked vehicle and based on the direction of traffic flow; EVSE with a single connector is recommended to reduce potential trip hazards</p>
	<p>Mount the connector at a height between 36" and 48" from the ground (NEC 625.29) unless otherwise indicated by the manufacturer</p> <p>Install wall or pole-mount stations and enclosures at a height between 36" and 48" Ensure sufficient space exists around electrical equipment for safe operation and maintenance (NEC 110.26); recommended space is 30" wide, 3' deep and 6'6" high Minimize tripping hazards and utilize cord management technologies when possible</p> <p>Equipment operating above 50 volts must be protected against physical damage (NEC 110.27); ensure the vehicle is out of the line of vehicle travel and use wheel stops or other protective measures</p> <p>EVSE must be located such that ADA routes maintain a pathway of 36" at all times</p>	
<p>Phase 4 Contractor Installation Preparation</p>	<ul style="list-style-type: none"> ✓ Price quote submitted to customer and approved including utility upgrades Order equipment ✓ Provide stamped engineering calculations as needed ✓ Provide site plan modification with diagrams as necessary ✓ Complete all necessary service upgrades and/or new service assessments ✓ Complete permit applications as required by local permitting department ✓ Ensure permit is approved and collected ✓ Schedule all necessary contract work (i.e., boring, concrete and/or paving restoration) and utility work (i.e., utility marking, service upgrade, new service and/or meter pull) Ensure utility marking of existing power lines, gas lines or other infrastructure is completed and utilize "call before you dig" services 	
<p>Phase 5 Installation</p>	<p>Residential garages may permit the use of nonmetallic-sheathed cable in lieu of conduit</p>	<p>Run conduit from power source to station location v/ For EVSE greater than 60 amperes, a separate disconnect is required (NEC 625.23) and should be installed concurrently with conduit and visible from the EVSE</p>
	<p>Post permit at site in visible location</p> <p>Remove material to run conduit and/or wiring (i.e., drywall, insulation, pavers, concrete, pavement, earth, etc.</p>	

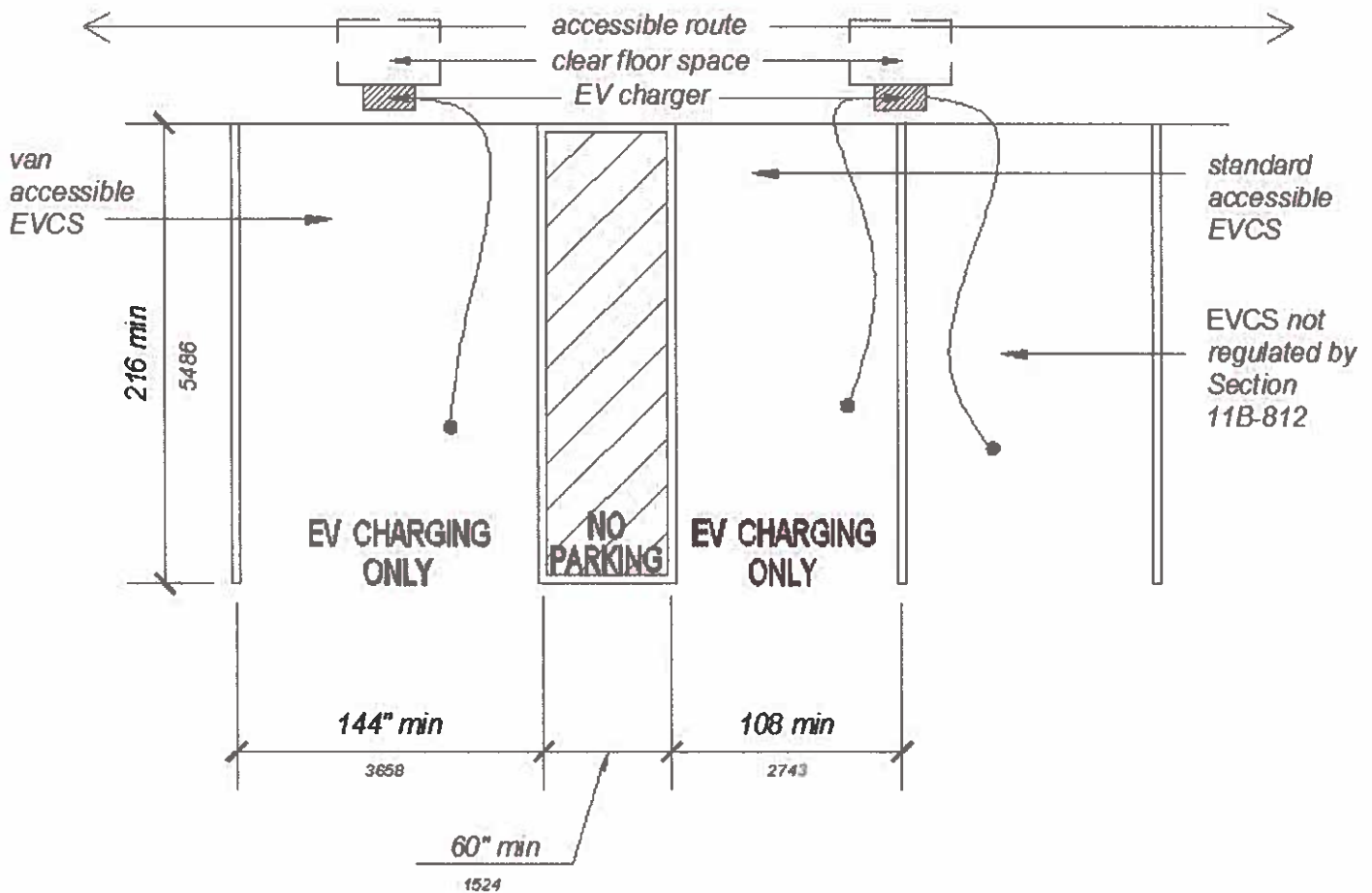
	<p>Contractors are encouraged to examine requirement for installation sites and types of wiring in Chapter 3 of the NEC</p> <p>Pull wiring; charging stations require a neutral line and a ground line and equipment is considered to be a continuous load</p> <p>Conductors should be sized to support 125% of the rated equipment load (NEC 625.21)</p> <p>Preparing mounting surface and install per equipment manufacturer instructions</p> <p>Floor-mount: typically requires a concrete foundation with J-bolts on station base; place with space to allow conductors to enter through the base</p> <ul style="list-style-type: none"> ✓ Wall/pole/ceiling-mount: install brackets for mounting of the equipment ✓ Install bollard(s) and/or wheel stop(s) as needed ✓ Install informative signage to identify the EVSE and potential trip hazards ✓ Install additional electrical panels or subpanels as needed ✓ Install service upgrades, new service and/or new meter as needed; utility may also pull a meter to allow for charging station wires to be connected to a panel <p>Make electrical connection</p> <p>Perform finish work to repair existing infrastructure, surfaces and landscaping</p>
<p>Phase 6 Inspection</p>	<p>An initial electrical inspection by applicable building, fire, environmental and electrical authorities should occur after conduit has been run and prior to connecting equipment and running wires; if necessary, contractor should correct any issues and schedule a second rough inspection</p> <p>If required, the inspector will perform a final inspection to ensure compliance with NEC and other codes adopted within the jurisdiction by inspecting wiring, connections, mounting and finish work</p> <p>Contractor should verify EVSE functionality</p>
<p>Additional Resources</p>	<ul style="list-style-type: none"> ✓ National Codes and Standards ✓ American National Standards Institute (ANSI) National ✓ Fire Protection Association (NFPA) ✓ Underwriters Laboratories, Inc. (UL) ✓ International Association of Electrical Inspectors (IAEI) ✓ International Code Council (ICC) ✓ NECA-NEIS Standards ✓ NECA and NFPA Webinars ✓ Electrical Vehicle Infrastructure Training Program (EVITP) Installer Training Course/Certification



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
 BUILDING AND SAFETY DIVISION
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 TEL: (951) 443-1029 FAX: (951) 943-3293

2019 CALIFORNIA BUILDING, GREEN AND ELECTRICAL CODES ARTICLE 625 NEW CHANGES ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE



DRIVE-UP ELECTRIC VEHICLE CHARGING STATION. An electric vehicle charging station in which use is limited to 30 minutes maximum and is provided at a location where the electric vehicle approaches in the forward direction, stops in the vehicle space, charges the vehicle, and proceeds forward to depart the vehicle space. The arrangement of a drive-up electric vehicle charger and its associated vehicle space is similar to a gasoline filling station island.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of the code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats,

and the like, are not included.

ELECTRIC VEHICLE (EV) CHARGER. Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV Space). A space intended for charging electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by and electric vehicle charger or other charging equipment. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

ELECTRIC VEHICLE (EV) CONNECTOR. A device that, when electrically coupled (conductive or inductive) to an electric vehicle inlet, establishes an electrical connection to the electric vehicle for the purpose of power transfer and information exchange. This device is part of the electric vehicle coupler.

Where electric vehicle charging stations (EVCS) are provided, EVCS shall be provided in accordance with Section 11B-228.3. Where EVCS are provided in more than one facility on a site, the number of EVCS complying provided on the site shall be calculated according to the number required for each facility. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Note: *In existing facilities only new EVCS must comply unless the existing EVCS itself is altered. Spaces designated to a particular vehicle or driver and not available to the public are exempt as well.*

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR
PUBLIC USE AND COMMON USE

Total Number of EVCS at a Facility¹	Minimum Number (by type) of EVCS Required to Comply with Section 11B-812¹		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

11B-812 Electric vehicle charging stations

Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of the markings. Operable parts shall be within reach ranges and changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

EVCS that serve a particular building or facility shall be located on an accessible route to an entrance. Where EVCS do not serve a particular building or facility, EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. An accessible route shall be provided between the vehicle space and the EV charger which serves it.

Vehicle spaces access aisles be designed so that when the vehicle space is occupied the required clear width of adjacent accessible routes is not obstructed. A curb, wheel stop, bollards, or other barrier shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. Access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. EV chargers shall be adjacent to, and within the projected width of the vehicle space being served.

11B-812.6 Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches long minimum and shall comply with Sections 11B-812.6.1 through 11B-812.6.4 as applicable. All vehicle spaces shall be marked to define their width.

11B-812.6.1 Van accessible. Vehicle spaces serving van accessible EVCS shall be 144 inches wide minimum and shall have an adjacent access aisle.

11B-812.6.2 Standard accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches wide minimum and shall have an adjacent access aisle.

11B-812.6.3 Ambulatory. Vehicle space serving ambulatory EVCS shall be 120 inches wide minimum and shall not be required to have an adjacent access aisle.

11B-812.6.4 Drive-up. Vehicle spaces serving drive-up EVCS shall be 204 inches wide minimum and shall not be required to have an adjacent access aisle.

Access aisles shall adjoin and accessible route. Two-Vehicle spaces shall be permitted and share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve. Access aisles may not be outlined in the blue color used for accessible parking space access aisles. 11B-812.7.2

EVCS identification signs shall be provided in compliance with Section 11B-812.8.

11B-812.8.1 Four or fewer. Where four or fewer total EVCS are provided, identification with an International Symbol of Accessibility (ISA) and signs identifying van accessible shall not be required.

11B-812.8.2 Five to twenty-five. Where five to twenty-five total EVCS are provided, one van accessible EVCS shall be identified by an ISA complying with Section 11B- 703.7.2.1. The required standard accessible EVCS shall not be required to be identified with an ISA.

11B-812.8.3 Twenty-six or more. Where twenty-six or more total EVCS are provided, all required van accessible and all required standard accessible EVCS shall be identified by an ISA complying with Section 11B-703.7.2.1.

11B-812.8.4 Ambulatory. Ambulatory EVCS shall not be required to be identified by an ISA.

11B-812.8.5 Drive-up. Drive-up EVCS shall not be required to be identified by an ISA.

11B-812.8.6 Finish and sale. Identification signs shall be reflectorized with minimum area of 70 square inches.

11B-812.8.7 Locations: Please refer to the specific section for location requirements.

Required identification signs shall be visible from the EVCS it serves. Signs identifying van accessible vehicle spaces shall contain the designation “van accessible.” Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

EVCS vehicle spaces shall provide surface marking stating “EV CHARGING ONLY” in letters 12 inches high minimum. The centerline of the text shall be a maximum of 6 inches from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.

Multifamily Dwellings (new). Section 4.106.4.2 If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Section 4.106.4 Electric Vehicle (EV) Charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 to facilitate future installation and use of EV charges. Electric vehicle supply equipment (EVSE) SHALL be installed in accordance with the California Electric Code Article 625.

Exceptions:

1. On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1 Where there is no commercial power supply.
 - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking.

Section 4.106.4.1 New One- and Two-Family dwelling and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1 – inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40 – ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.



CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: March 31, 2020

SUBJECT: **Ordinance Amendment 20-05048** – A proposal to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and establish permitting procedures.

REQUESTED ACTION: **INTRODUCE First Reading of Ordinance No.** (next in order), adding Chapter 16.25 of the Perris Municipal Code to regulate electric vehicle charging stations and establish permitting procedures.

CONTACT: Kenneth Phung, Planning Manager

BACKGROUND/DISCUSSION:

Ordinance Amendment 20-05048 is a proposal to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and establish permitting procedures consistent with Assembly Bill 1236 signed by Governor Brown on October 8, 2015, requiring Cities and Counties to streamline the permitting process for electric vehicle charging stations. The bill requires that all vehicle charging stations, subject to meeting specified requirements of the City, be approved administratively through the issuance of a building permit, to achieve timely and cost-effective installation of electric vehicle charging stations. The premise of Assembly Bill 1236 was to create a more consistent statewide permitting process, as although the electric vehicle charging station technology and installation is generally the same, there has been a lack of uniformity in the approval process Statewide.

On December 10, 2019, the City Council adopted the California Building Code Update, which included specifications and a checklist for submitting for a vehicle charging station. These specifications and checklist will complement the proposed Ordinance Amendment to regulate and to streamline the permitting process.

RECOMMENDATION:

Staff recommends that the City Council introduce the First Reading of Ordinance No. (next in order) to add Chapter 16.25 to the Municipal Code to regulate electric vehicle charging stations and streamline the permitting process in compliance with Assembly Bill 1236.

BUDGET (or FISCAL) IMPACT: Cost for staff preparation of this item is covered under the 2019-2020 budget.

Prepared by: David J. Martinez – Interim Building Official/Fire Marshal
REVIEWED BY: Kenneth Phung, Planning Manager

City Attorney _____
Assistant City Manager _____
Finance Director _____

Attachments: 1. Ordinance No. (next in Order)
 2. Electric Vehicle Permitting Checklist
 3. Electric Vehicle Handout

Public Hearing: March 31, 2020

ORDINANCE NO. (next in order)

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADDING
CHAPTER 16.25 TO THE PERRIS MUNICIPAL CODE TO REGULATE
ELECTRIC VEHICLE CHARGING STATIONS AND
ESTABLISH PERMITTING PROCEDURES TO
STREAMLINE THE PERMITTING PROCESS IN
ACCORDANCE WITH ASSEMBLY BILL 1236***

WHEREAS, the State has determined that the implementation of consistent statewide standards to achieve the timely and cost-effective installation of electric vehicle charging stations is a matter of statewide concern; and

WHEREAS, the intent of the Legislature is that local agencies not adopt ordinances that create unreasonable barriers and not unreasonably restrict the installation of electric vehicle charging stations; and

WHEREAS, it is the policy of the State to promote and encourage the use of electric vehicle charging stations and to limit obstacles to their use; and

WHEREAS, the intent of the Legislature is that local agencies would minimize the cost of permitting for charging stations, so long as the action does not supersede the building official's authority to identify and address higher priority life-safety situations; and

WHEREAS, the State has adopted Assembly Bill 1236, requiring local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging stations; and

WHEREAS, it is in the interest of the health, safety, and welfare of the residents of the City to provide an expedited, streamlined permitting process for electric vehicle charging stations, in accordance with the requirements of AB 1236; and

WHEREAS, on March 31, 2020, the City Council conducted a duly, noticed public hearing on the proposed amendments, considered testimony and materials in the findings, accompanying documents and exhibits; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, and/or reviewed all of the information and data which constitutes the administrative record for the above-mentioned approvals, including all oral and written evidence presented to the City during all project meetings and hearings.

THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. All of the above recitals are true and correct and are incorporated herein by reference.

Section 2. The City Council of the City of Perris hereby finds, pursuant to Title 14 of the California Administrative Code, Section 15061(b)(3) that this ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) in that it is not a project that has the potential for causing a significant effect on the environment.

Section 3. Title 16 of the City of Perris Municipal Code is hereby amended to add Chapter 16.25 to read as follows:

CHAPTER 16.25 – Electric Vehicle Charging Stations –

Section 16.25.010 - Purpose.

Section 16.25.020 - Definitions.

Section 16.25.030 - Expedited Permitting Process.

Section 16.25.040 - Permit Application Processing.

Section 16.25.050 - Technical Review.

Section 16.25.060 - Electric Vehicle Charging Station Installation Requirements.

Section 16.25.010 - Purpose.

The purpose of this Chapter is to promote and encourage the use of electric vehicles by creating an expedited, streamlined permitting process for electric vehicle charging stations.

Section 16.25.020 - Definitions.

- (a) “Electric vehicle charging station” or “charging station” means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this Chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
- (b) “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (c) “Electronic submittal” means the utilization of one or more of the following:
 - a. Electronic mail or email.
 - b. The internet.
 - c. Facsimile.

Section 16.25.030– Expedited Permitting Process.

Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.

Section 16.25.040 – Permit Application Processing.

- (a) Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
- (b) A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City adopted checklist, and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- (c) Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

Section 16.25.050 – Technical Review.

- (a) It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in this Chapter, the City may require the applicant to apply for a use permit.
- (b) In the technical review of a charging station, consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

Section 16.25.060 – Electric Vehicle Charging Station Installation Requirements.

- (a) Electric vehicle charging station equipment shall meet the requirements of the California Electrical Code, the Society of Automotive Engineers, the National

Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

- (b) Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.
- (c) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
- (d) Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

Section 4. Based upon the information contained within the supporting exhibits, with respect to Ordinance Amendment 20-05048, the City Council finds the following geologic conditions that require compliance with energy efficiency standards for building construction justify modifications to the California Building Code Standards:

- a) The City is subject to relatively low amounts of precipitation, very low humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of fire. For example, during July, August and September, temperatures often exceed 100 degrees Fahrenheit. During the same months' humidity is usually less than 40% and humidity measurements less than 10% are not uncommon. These conditions contribute to an increased likelihood of fire. Moreover, minor fires have a greater tendency of spreading rapidly due to such conditions.
- b) The City is subject to extremely strong winds, commonly referred to as the "Santa Ana Winds", which reach speeds in excess of 80 miles per hour. Extensive damage often occurs during such winds including downed trees, utility poles, utility circuits and utility service lines. These adverse conditions can cause (1) fires, (2) impairment to emergency apparatus access, (3) delays in response times of emergency apparatus: and (4) the depletion of apparatus readily available for fire suppression activities. These windstorms commonly last from three to seven days.
- c) The City's neighboring foothills create a unique fire hazard. This is because fire Service is provided by both the County of Riverside and the California Division of Forestry. Fire units from both Fire Departments are often sent to assist in the extinguishment of fast-moving and wind-assisted fires in the neighboring foothills.
- d) The City is located in an area, which due to its climate, geology, and

topography is highly susceptible to fires, strong winds, low precipitation and seismic activity making necessary the adoption of additional requirements to ensure the City's residential, commercial, and industrial building stock is designed, preserved and maintained in such a condition as to protect the safety of its residents.

- c) The City is located in Southern California, in an extremely active seismic region, with high levels of historic earthquake activity in the recent past and can be expected to experience significant strong seismic activity within the foreseeable future.

Section 5. That for the foregoing reasons the City Council hereby approves Ordinance Amendment 20-05048 finding that it is necessary to amend the City's Municipal Code, by adding new sections for the inclusion of an expedited review and approval process for Electric Vehicle Charging Stations to meet the requirements of Assembly Bill 1236.

Section 6. Effective Date. This Ordinance shall take effect 30 days after its adoption.

Section 7. Severability. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portions thereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Section 8. Certification. The City Clerk shall certify as to the passage and adoption of this Ordinance and shall cause the same to be posted at the designated locations in the City of Perris.

ADOPTED, SIGNED and APPROVED this ___ day of _____, 2020.

Michael M. Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

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

I, Nancy Salazar, City Clerk of the City of Perris that the foregoing Ordinance Number _____ was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the ___ day of _____, 2020, and that it was so adopted by the following vote:

AYES:
NOES:
ABSENT:

Nancy Salazar, City Clerk

Attachments: Electric Vehicle Permitting Checklist
Electric Vehicle Handout



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 943-5003 FAX: (951) 943-3293

Plug-In Electric Vehicle Infrastructure Permitting Checklist

This check list was developed to assist the applicant and homeowner with the installation of an Electric Vehicle Charging Station and to assist with the expedited review and permitting process for the City's Building and Planning Divisions.

DRIVE-UP ELECTRIC VEHICLE CHARGING STATION. An electric vehicle charging station in which use is limited to 30 minutes maximum and is provided at a location where the electric vehicle approaches in the forward direction, stops in the vehicle space, charges the vehicle, and proceeds forward to depart the vehicle space. The arrangement of a drive-up electric vehicle charger and its associated vehicle space is similar to a gasoline filling station island.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger auto mobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of the code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE (EV) CHARGER. Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV Space). A space intended for charging electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by and electric vehicle charger or other charging equipment. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

	Residential	Non-Residential
Phase 1 Pre-Work Contractor	Understands intended use of the EVSE (i.e. personal)	v/ Obtain an address for the location v/ Determine the ownership of the site and/or authorization to install equipment at site v/ Understands intended use of the EVSE (i.e., fleet, employee, customer, visitor, etc.) Determine number of vehicles charging and connectors per charging station Determine source of power and authorization to use source
	<ul style="list-style-type: none"> ✓ Determine type of vehicle(s) to be charged at EVSE ✓ Evaluate mounting type options (i.e., bollard, pole-mount, wall-mount, ceiling-mount) ✓ Clarify communication requirements (i.e., Ethernet, cellular, Wi-Fi, none or other) ✓ Determine the NEMA Enclosure type ✓ Determine the physical dimensions of the space(s) ✓ Inspect the type of circuit breaker panel board intended for the installation 	
Phase 2 Pre-Work Customer	<p>Identify incentives or rate structures through the utility</p> <p>Determine size of electrical service at the site</p> <p>Identify and contact applicable local permit office(s) to identify specific requirements, including local fire, environmental, construction, building, concealment and engineering requirements</p> <p>Identify incentives available through local, state or federal programs</p> <p>Contact insurance company to acquire additional insurance or separate coverage as needed</p> <p>Hire the contractor and verify credentials with all subcontractors; ensure electrical contractor's license for electrical work is current</p>	
Phase 3 On-Site Evaluation	<p>Verify EVSE meets UL requirements and is listed by UL or another nationally recognized testing laboratory</p> <p>Verify EVSE has an appropriate NEMA rated enclosure (NEC 110.28) based on environment and customer needs, such as weatherization or greater levels of resistance to water and corrosive agents</p> <p>Determine the level or charger meets customer's PEV requirements (most vehicles require the maximum of a 240V/32A (40A breaker)</p> <p>Based on proposed EVSE location, determine if cord length will reach a vehicle's charging inlet without excessive slack and does not need to be more than 25' in length (NEC 625.17)</p> <p>Cord management methodologies have been considered to reduce the risk of tripping hazards and accidental damage to the connector</p> <p>Mounting type selection based on requirements to meet site guidelines</p> <p>Determine whether EVSE communication options are beneficial to customer and/or local utility</p>	

<p>Phase 4 On-Site Survey</p>	<p>Ensure overhead doors and vehicle parking spot do not conflict with EVSE location Place EVSE in a location convenient to charging port on vehicle and typical orientation of the vehicle in garage (i.e., backed in or head-first) Ensure functionality of lighting in the garage to meet NEC code 210-70</p>	<p>Space(s) should be visible to drivers and pedestrians Determine proximity to building entrance (could be considered an incentive for PEV use) Select spaces proximate to existing transformer or panel with sufficient electrical capacity EVSE installation should maintain a minimum parking space length to comply with local zoning requirements If available, use wider spaces to reduce the risk of cord damage and minimize the intersection of cords with walking paths Ensure sufficient lighting at proposed space(s) to reduce the risk of tripping and damage to charging station from vehicle impact or vandalism; light levels above two foot candles are recommended Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information) Determine availability of space for informative signing EVSE with multiple cords should be placed to avoid crossing other parking spaces All available charging station mounting options should be considered and optimized for the space Determine if hazardous materials were located at the site</p> <p>PARKING DECKS Place EVSE towards the interior of a parking deck to avoid weather-related impacts on equipment</p> <p>PARKING LOTS Avoid existing infrastructure and landscaping to mitigate costs, potential hazards and other negative impacts</p> <p>ON-STREET Install on streets with high foot and vehicle traffic to mitigate vandalism Avoid existing infrastructure to mitigate costs, potential hazards and other negative impacts</p>
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		<p>v/ Address accessibility requirements (refer to the Plug-In Electric Vehicle Infrastructure and Equipment Accessibility section of the Guidebook for more information)</p> <p>For pull-in spaces, EVSE should be placed in front of the space and either centered on the space if placed between two spaces (if two connectors are available); EVSE with more than two connectors should not be used in on-street applications v/ For parallel parking locations, the charging station should be installed at the front third of the parked vehicle and based on the direction of traffic flow; EVSE with a single connector is recommended to reduce potential trip hazards</p>
	<p>Mount the connector at a height between 36" and 48" from the ground (NEC 625.29) unless otherwise indicated by the manufacturer</p> <p>Install wall or pole-mount stations and enclosures at a height between 36" and 48" Ensure sufficient space exists around electrical equipment for safe operation and maintenance (NEC 110.26); recommended space is 30" wide, 3' deep and 6'6" high Minimize tripping hazards and utilize cord management technologies when possible</p> <p>Equipment operating above 50 volts must be protected against physical damage (NEC 110.27); ensure the vehicle is out of the line of vehicle travel and use wheel stops or other protective measures</p> <p>EVSE must be located such that ADA routes maintain a pathway of 36" at all times</p>	
<p>Phase 4 Contractor Installation Preparation</p>	<ul style="list-style-type: none"> ✓ Price quote submitted to customer and approved including utility upgrades Order equipment ✓ Provide stamped engineering calculations as needed ✓ Provide site plan modification with diagrams as necessary ✓ Complete all necessary service upgrades and/or new service assessments ✓ Complete permit applications as required by local permitting department ✓ Ensure permit is approved and collected ✓ Schedule all necessary contract work (i.e., boring, concrete and/or paving restoration) and utility work (i.e., utility marking, service upgrade, new service and/or meter pull) Ensure utility marking of existing power lines, gas lines or other infrastructure is completed and utilize "call before you dig" services 	
<p>Phase 5 Installation</p>	<p>Residential garages may permit the use of nonmetallic-sheathed cable in lieu of conduit</p>	<p>Run conduit from power source to station location v/ For EVSE greater than 60 amperes, a separate disconnect is required (NEC 625.23) and should be installed concurrently with conduit and visible from the EVSE</p>
<p>Post permit at site in visible location</p> <p>Remove material to run conduit and/or wiring (i.e., drywall, insulation, pavers, concrete, pavement, earth, etc.</p>		

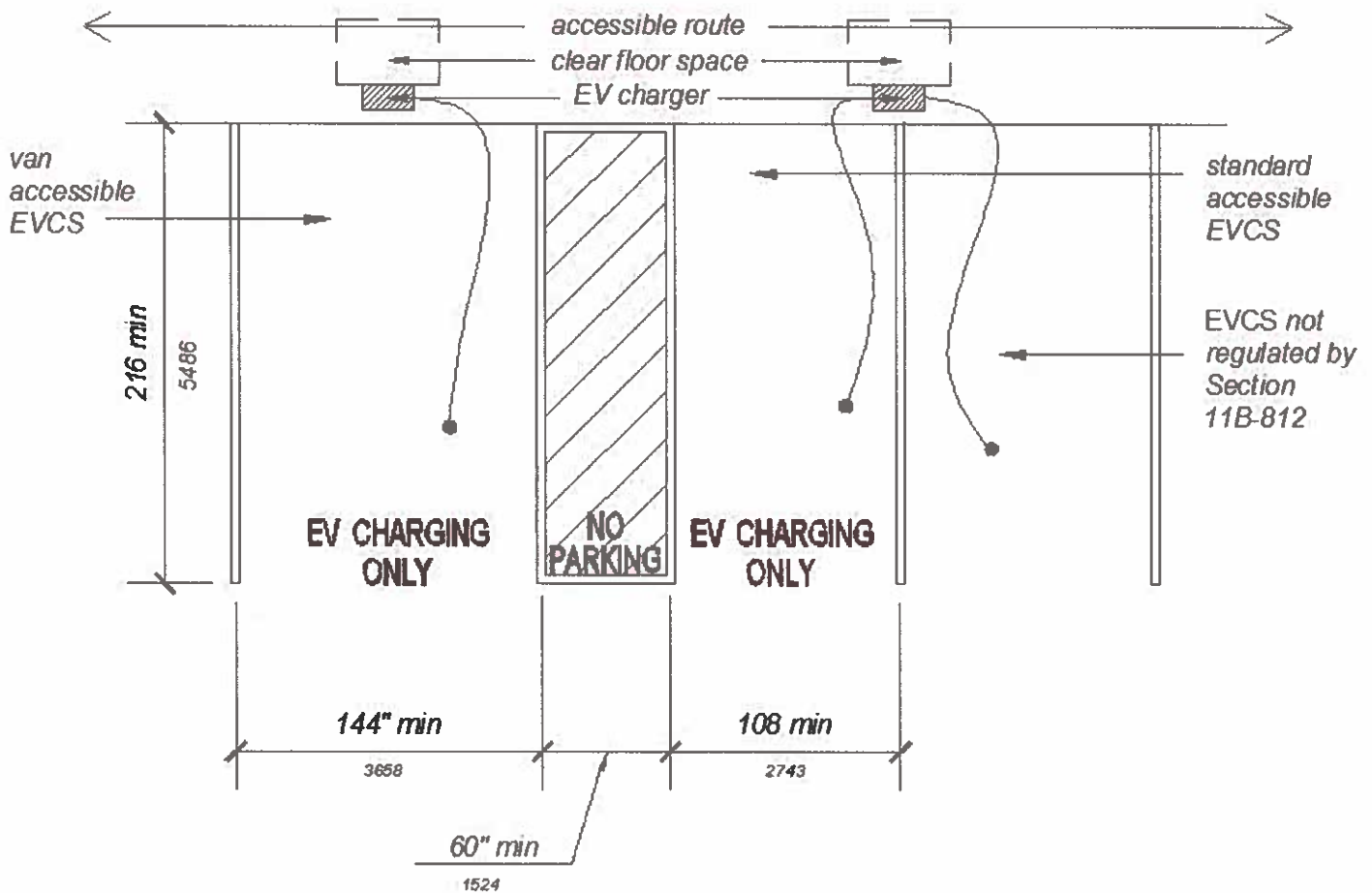
	<p>Contractors are encouraged to examine requirement for installation sites and types of wiring in Chapter 3 of the NEC</p> <p>Pull wiring; charging stations require a neutral line and a ground line and equipment is considered to be a continuous load</p> <p>Conductors should be sized to support 125% of the rated equipment load (NEC 625.21)</p> <p>Preparing mounting surface and install per equipment manufacturer instructions</p> <p>Floor-mount: typically requires a concrete foundation with J-bolts on station base; place with space to allow conductors to enter through the base</p> <ul style="list-style-type: none"> ✓ Wall/pole/ceiling-mount: install brackets for mounting of the equipment ✓ Install bollard(s) and/or wheel stop(s) as needed ✓ Install informative signage to identify the EVSE and potential trip hazards ✓ Install additional electrical panels or subpanels as needed ✓ Install service upgrades, new service and/or new meter as needed; utility may also pull a meter to allow for charging station wires to be connected to a panel <p>Make electrical connection</p> <p>Perform finish work to repair existing infrastructure, surfaces and landscaping</p>
<p>Phase 6 Inspection</p>	<p>An initial electrical inspection by applicable building, fire, environmental and electrical authorities should occur after conduit has been run and prior to connecting equipment and running wires; if necessary, contractor should correct any issues and schedule a second rough inspection</p> <p>If required, the inspector will perform a final inspection to ensure compliance with NEC and other codes adopted within the jurisdiction by inspecting wiring, connections, mounting and finish work</p> <p>Contractor should verify EVSE functionality</p>
<p>Additional Resources</p>	<ul style="list-style-type: none"> ✓ National Codes and Standards ✓ American National Standards Institute (ANSI) National ✓ Fire Protection Association (NFPA) ✓ Underwriters Laboratories, Inc. (UL) ✓ International Association of Electrical Inspectors (IAEI) ✓ International Code Council (ICC) ✓ NECA-NEIS Standards ✓ NECA and NFPA Webinars ✓ Electrical Vehicle Infrastructure Training Program (EVITP) Installer Training Course/Certification



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
 BUILDING AND SAFETY DIVISION
 135 N. "D" Street, Perris, CA 92570-2200
 TEL: (951) 443-1029 FAX: (951) 943-3293

2019 CALIFORNIA BUILDING, GREEN AND ELECTRICAL CODES ARTICLE 625 NEW CHANGES ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE



DRIVE-UP ELECTRIC VEHICLE CHARGING STATION. An electric vehicle charging station in which use is limited to 30 minutes maximum and is provided at a location where the electric vehicle approaches in the forward direction, stops in the vehicle space, charges the vehicle, and proceeds forward to depart the vehicle space. The arrangement of a drive-up electric vehicle charger and its associated vehicle space is similar to a gasoline filling station island.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For the purpose of the code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats,

and the like, are not included.

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ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by and electric vehicle charger or other charging equipment. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

ELECTRIC VEHICLE (EV) CONNECTOR. A device that, when electrically coupled (conductive or inductive) to an electric vehicle inlet, establishes an electrical connection to the electric vehicle for the purpose of power transfer and information exchange. This device is part of the electric vehicle coupler.

Where electric vehicle charging stations (EVCS) are provided, EVCS shall be provided in accordance with Section 11B-228.3. Where EVCS are provided in more than one facility on a site, the number of EVCS complying provided on the site shall be calculated according to the number required for each facility. Where an EV charger can simultaneously charge more than one vehicle, the number of EV chargers provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

Note: *In existing facilities only new EVCS must comply unless the existing EVCS itself is altered. Spaces designated to a particular vehicle or driver and not available to the public are exempt as well.*

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR
PUBLIC USE AND COMMON USE

Total Number of EVCS at a Facility¹	Minimum Number (by type) of EVCS Required to Comply with Section 11B-812¹		
	Van Accessible	Standard Accessible	Ambulatory
<i>1 to 4</i>	<i>1</i>	<i>0</i>	<i>0</i>
<i>5 to 25</i>	<i>1</i>	<i>1</i>	<i>0</i>
<i>26 to 50</i>	<i>1</i>	<i>1</i>	<i>1</i>
<i>51 to 75</i>	<i>1</i>	<i>2</i>	<i>2</i>
<i>76 to 100</i>	<i>1</i>	<i>3</i>	<i>3</i>
<i>101 and over</i>	<i>1, plus 1 for each 300, or fraction thereof, over 100</i>	<i>3, plus 1 for each 60, or fraction thereof, over 100</i>	<i>3, plus 1 for each 50, or fraction thereof, over 100</i>

11B-812 Electric vehicle charging stations

Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of the markings. Operable parts shall be within reach ranges and changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

EVCS that serve a particular building or facility shall be located on an accessible route to an entrance. Where EVCS do not serve a particular building or facility, EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. An accessible route shall be provided between the vehicle space and the EV charger which serves it.

Vehicle spaces access aisles be designed so that when the vehicle space is occupied the required clear width of adjacent accessible routes is not obstructed. A curb, wheel stop, bollards, or other barrier shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes. Access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. EV chargers shall be adjacent to, and within the projected width of the vehicle space being served.

11B-812.6 Vehicle spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches long minimum and shall comply with Sections 11B-812.6.1 through 11B-812.6.4 as applicable. All vehicle spaces shall be marked to define their width.

11B-812.6.1 Van accessible. Vehicle spaces serving van accessible EVCS shall be 144 inches wide minimum and shall have an adjacent access aisle.

11B-812.6.2 Standard accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches wide minimum and shall have an adjacent access aisle.

11B-812.6.3 Ambulatory. Vehicle space serving ambulatory EVCS shall be 120 inches wide minimum and shall not be required to have an adjacent access aisle.

11B-812.6.4 Drive-up. Vehicle spaces serving drive-up EVCS shall be 204 inches wide minimum and shall not be required to have an adjacent access aisle.

Access aisles shall adjoin and accessible route. Two-Vehicle spaces shall be permitted and share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve. Access aisles may not be outlined in the blue color used for accessible parking space access aisles. 11B-812.7.2

EVCS identification signs shall be provided in compliance with Section 11B-812.8.

11B-812.8.1 Four or fewer. Where four or fewer total EVCS are provided, identification with an International Symbol of Accessibility (ISA) and signs identifying van accessible shall not be required.

11B-812.8.2 Five to twenty-five. Where five to twenty-five total EVCS are provided, one van accessible EVCS shall be identified by an ISA complying with Section 11B- 703.7.2.1. The required standard accessible EVCS shall not be required to be identified with an ISA.

11B-812.8.3 Twenty-six or more. Where twenty-six or more total EVCS are provided, all required van accessible and all required standard accessible EVCS shall be identified by an ISA complying with Section 11B-703.7.2.1.

11B-812.8.4 Ambulatory. Ambulatory EVCS shall not be required to be identified by an ISA.

11B-812.8.5 Drive-up. Drive-up EVCS shall not be required to be identified by an ISA.

11B-812.8.6 Finish and sale. Identification signs shall be reflectorized with minimum area of 70 square inches.

11B-812.8.7 Locations: Please refer to the specific section for location requirements.

Required identification signs shall be visible from the EVCS it serves. Signs identifying van accessible vehicle spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

EVCS vehicle spaces shall provide surface marking stating "EV CHARGING ONLY" in letters 12 inches high minimum. The centerline of the text shall be a maximum of 6 inches from the centerline of the vehicle space and its lower corner at, or lower side aligned with, the end of the parking space length.

Multifamily Dwellings (new). Section 4.106.4.2 If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Section 4.106.4 Electric Vehicle (EV) Charging for new construction. New construction shall comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 to facilitate future installation and use of EV charges. Electric vehicle supply equipment (EVSE) SHALL be installed in accordance with the California Electric Code Article 625.

Exceptions:

1. On a case by case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1 Where there is no commercial power supply.
 - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking.

Section 4.106.4.1 New One- and Two-Family dwelling and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1 – inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40 – ampere minimum dedicated branch circuit and spaces(s) reserved to permit installation of a branch circuit overcurrent protective device.



8.B.

CITY OF PERRIS

CITY COUNCIL

AGENDA SUBMITTAL

MEETING DATE: April 14, 2020

SUBJECT: Consider Approval of Settlement Agreement for the Acquisition of a Fee Simple Interest and a Temporary Construction Easement for the Widening of Goetz Road

REQUESTED ACTION: That the City Council approve the terms and conditions of the Settlement Agreement by and between: (1) City of Perris & K3JH, LLC ("K3JH") authorizing the City to acquire a fee simple interest and temporary construction easement in the property located at 2282 Goetz Road (APN 330-080-035); and

That the City Council authorize the City Manager to execute the same in a form approved by the City Attorney.

CONTACT: Eric Dunn, City Attorney
Stuart McKibbin, City Engineer

BACKGROUND/DISCUSSION:

The Project

The City of Perris ("City") is improving and expanding Goetz Road based on its assessment of the City's current and future highway needs (the "Project"). Currently, Goetz Road consists of two lanes from Case Road to the San Jacinto River, south of Mapes Road. The Project will expand Goetz Road to four lanes from Case Road to the San Jacinto River, south of Mapes Road. The Project will also include the creation of bicycle lanes on Goetz Road. The Project will improve traffic safety and emergency vehicle response times. As set forth below, the proposed Settlement Agreement presented for City Council consideration helps to implement the Project.

Proposed Acquisition & Agreement

The City has commenced the process of acquiring, through the lawful exercise of its power of eminent domain, portions of certain properties located along Goetz Road which will be necessary for Project construction.

On July 23, 2019, the City made an offer to acquire a fee simple interest and temporary construction easement in portions of APN 330-080-035, further described below. The City has since reached a settlement with the owners of APN 330-080-035 for the sum of \$10,500.00

On March 10, 2020, the City Council adopted a Resolution of Necessity, authorizing the commencement of an eminent domain action in court to acquire the fee simple interest and temporary construction easement. However, due to this settlement agreement, there is no longer a need to pursue an eminent domain action in court.

K3JH Settlement Agreement

K3JH, LLC, owner of APN 330-080-035, has agreed to the City's acquisition of a fee simple interest and a temporary construction easement in portions of the property at 2282 Goetz Road, by grant deed. The fee simple interest consists of an approximately 1,113 square foot portion of land and the temporary construction easement consists of an approximately 1,147 square foot portion of land along the west side of Goetz Road.

Staff requests that City Council approve the attached Settlement Agreement for the amount stated above and authorize the City Manager to sign the Settlement Agreement and all other reasonably necessary documents that do not require the Mayor's signature.

BUDGET (or FISCAL) IMPACT: The cost of acquisition of right of way and construction of the Project will be funded by TUMF and local transportation funds.

Prepared by: Nick Papajohn, Deputy City Attorney

REVIEWED BY:

City Attorney X
Assistant City Manager _____
Finance Director _____

Attachments:

1. Settlement Agreement with K3JH

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

SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is made and executed as of _____, 2020 by and between the CITY OF PERRIS, a municipal corporation (hereinafter “CITY”), and K3JH, LLC, a California limited liability company (hereinafter referred to as “K3JH”). Hereinafter the CITY and K3JH shall be collectively referred to as the “PARTIES” and each individually as a “PARTY” and with reference to the following definitions and recitals:

RECITALS:

A. The City seeks to acquire a portion of the property located at the west side of Goetz Road, located at 2282 Goetz Road, in the City of Perris, County of Riverside, California, with Assessor’s Parcel Number 330-080-035 (“SUBJECT PROPERTY”) for the Goetz Road Improvement Project (“PROJECT”).

B. Specifically, it is necessary for the CITY to acquire a fee simple interest and a temporary construction easement in portions of the SUBJECT PROPERTY described in the legal descriptions attached hereto and incorporated herein by this reference as Exhibit “A” and Exhibit “B” respectively, and depicted on the maps attached hereto and incorporated herein by this reference as Exhibit “C” and Exhibit “D” respectively (“REAL PROPERTY INTERESTS”).

C. On July 23, 2019 the CITY mailed a *Government Code* § 7267.2 offer letter to K3JH, owners of record of the SUBJECT PROPERTY, for the acquisition of the REAL PROPERTY INTERESTS for the construction of the PROJECT.

D. Thereafter, the PARTIES entered into negotiations for the acquisition of the REAL PROPERTY INTERESTS.

E. By entering into this Agreement, the PARTIES desire to resolve all issues related to the granting of the REAL PROPERTY INTERESTS by K3JH to the CITY and enter

into this Agreement to FINALLY, FULLY and COMPREHENSIVELY settle and avoid legal action.

NOW THEREFORE, in consideration of the covenants herein contained, and based upon the representations in the above Recitals, which are incorporated by this reference into the terms of the Agreement, and for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the PARTIES hereby agree as follows, in full and complete settlement of this matter:

AGREEMENT:

1. **Consideration.** K3JH grants the REAL PROPERTY INTERESTS to the CITY for a payment of Ten Thousand Five Hundred Dollars and Zero Cents (\$10,500.00) ("Settlement Amount"). A form of the Grant Deed is attached hereto as Exhibit "E," and K3JH is to return a signed and notarized original of same to the CITY. The CITY shall deliver to K3JH a check in the amount of \$10,500.00 payable to K3JH, LLC, within 15 days of the successful recordation of the Grant Deed. The Grant Deed shall be recorded by the CITY no later than 10 days after receipt thereof by the CITY from K3JH.

2. **Project Funding.** The CITY will not impose a tax or any type of assessment or reimbursement requirement against the remainder of the SUBJECT PROPERTY for the purpose of funding the PROJECT.

3. **Further Compensation.** K3JH hereby acknowledges that the Settlement Amount and terms of this Agreement constitute full and just compensation for the REAL PROPERTY INTERESTS and any and all other claims, including, but not limited to, compensation for loss of goodwill, business value, severance damages, pre-condemnation and inverse condemnation damages, delay damages, lost rent, improvements pertaining to the realty, fixtures and equipment, relocation benefits pursuant to 42 U.S.C. § 4601, *et seq.*, or the California Relocation Assistance Law, California Government Code § 7260 *et seq.*, any regulations promulgated pursuant thereto, interest, attorney's fees, expert's fees, litigation expenses and court costs recoverable pursuant to Code of Civil Procedure § 1268.710, and

revenue, if any, that K3JH may have arising out of the CITY's acquisition of the REAL PROPERTY INTERESTS, provided however, that notwithstanding anything in this Agreement to the contrary, nothing stated herein shall be construed to release the CITY from any damages, claims, causes of action, costs or expenses that may occur as a result or are related to the construction and installation of the improvements to be made by the CITY as set forth below in Paragraph 4 of this Agreement. K3JH hereby waives any rights to additional compensation for the REAL PROPERTY INTERESTS other than the compensation set forth herein.

4. **Improvements.** All improvements to be made by the CITY on and adjacent to the SUBJECT PROPERTY as part of the PROJECT and shall be in accordance with the site plan attached hereto and incorporated by reference as Exhibit "F" (the "IMPROVEMENTS"). The Double Check Detector Assembly ("D.C.D.A.") located on the SUBJECT PROPERTY shall be protected in place by CITY, as depicted in Exhibit "F", and CITY shall also protect the SUBJECT PROPERTY to the extent reasonably necessary as a result of the installation of the IMPROVEMENTS. CITY warrants and represents to K3JH that the installation of the IMPROVEMENTS shall not cause any flooding or water drainage damage to the SUBJECT PROPERTY. CITY also agrees that, notwithstanding any temporary construction easement granted by K3JH to CITY, the installation of the IMPROVEMENTS shall not, during normal business hours, restrict the access to the SUBJECT PROPERTY by K3JH or its tenant, or their respective invitees or licensees without 3 days' written notice to K3JH and its tenant. Such notice shall provide the date and time for which access to the SUBJECT PROPERTY will be restricted. The phrase "normal business hours" as used herein means Monday through Friday, 8 a.m. to 5 p.m. and excludes Saturdays, Sundays, and legal holidays. The CITY, in the course of installation of the IMPROVEMENTS shall not interfere with the quiet enjoyment of the SUBJECT PROPERTY by the tenant of K3JH OR K3JH. The CITY hereby agrees, to the fullest extent allowed by law, to defend, indemnify, and hold harmless K3JH, its agents, attorneys, member, and principals, from any and all claims, causes of action, damages, costs, or expenses arising out of any breach of the covenant quiet enjoyment or related claims or causes

of action suffered by and/or asserted by the tenant of K3JH at the SUBJECT PROPERTY that arises out of or is related to the installation of the improvements.

5. **Ownership of the SUBJECT PROPERTY.** K3JH represents and warrants as a material term of this Agreement that K3JH has not heretofore assigned, transferred, released, or granted, or purported to assign, transfer, release, or grant, any claim disposed of by this Agreement, and that K3JH is the owner of the SUBJECT PROPERTY. In executing this Agreement, K3JH further warrants and represents that none of the claims released by K3JH hereunder have been, or will in the future be, assigned, conveyed, or transferred in any fashion to any other person and/or entity. Notwithstanding the foregoing and notwithstanding any other term or condition of this Agreement, the release or waiver herein by K3JH shall not be construed to be nor constitute a release or waiver of any potential claim, damage, or cause of action that any tenant of K3JH at the SUBJECT PROPERTY may have against the CITY, such claims reposing solely with such tenant.

6. **Representations.** Each of the PARTIES agrees and represents that they have made such investigation of the facts pertaining to this Agreement and all matters pertaining hereto as they have determined reasonable and necessary. This Agreement is intended to be final and binding among the PARTIES hereto.

7. **K3JH's Release.** Except as provided herein, K3JH, for itself and all of its successors, assigns, and agents, does hereby fully and forever release and discharge the CITY and all of its successors, assigns, and agents from any and all claims, including, but not limited to, claims for fair market value beyond the Settlement Amount and other consideration set forth in this Agreement, loss of goodwill, business value, severance damages, pre-condemnation and inverse condemnation damages, delay damages, lost rent, improvements pertaining to the realty, fixtures and equipment, relocation benefits pursuant to 42 U.S.C. § 4601, *et seq.*, or the California Relocation Assistance Law, California Government Code § 7260 *et seq.*, any regulations promulgated pursuant thereto, interest, attorney's fees, expert's fees, litigation expenses and court costs recoverable pursuant to Code of Civil Procedure §

1268.710, claims to improvements to realty, rights, costs, statutory interest relocation benefits, any other damages, costs or expenses arising from any and all actions of the CITY, and compensation of any nature whatsoever, which K3JH has or may hereafter accrue, including without limitation, any and all known and unknown, foreseen and unforeseen claims, damage and injury, relating to, or in any way, directly or indirectly, involving or arising out of any facts or circumstances related to the City's acquisition of the REAL PROPERTY INTERESTS.

8. **CITY's Release.** Except as provided herein, the CITY for itself and all of its successors, assigns, and agents, does hereby fully and forever release and discharge K3JH and all of its successors, assigns, and agents from any and all claims, rights, costs, relocation benefits, any other damages, costs or expenses arising from any and all actions of K3JH, and compensation of any nature whatsoever, which the CITY has or may hereafter accrue, including without limitation, any and all known and unknown, foreseen and unforeseen claims, damage and injury, relating to, or in any way, directly or indirectly, involving or arising out of any facts or circumstances related to the City's acquisition of the REAL PROPERTY INTERESTS.

9. **Waivers.** It is the intention and understanding of the PARTIES hereto that the Agreement shall be effective as a full and final accord and satisfaction and compromise and release of each and every settled or released matter pertaining or related to the REAL PROPERTY INTERESTS. In connection with such compromise, waiver and relinquishment, the PARTIES acknowledge that they are aware that they may hereafter discover facts in addition to or different from those which they now know or believe to be true with respect to the conveyance of the REAL PROPERTY INTERESTS between the PARTIES on the subject matter of this instrument, but that, except as is otherwise provided herein, it is their intention hereby to fully, finally and forever settle and release all matters, disputes and differences, known or unknown, suspected or unsuspected, which do now exist, may exist, or heretofore have existed, and that in furtherance of such intention, the release actually given herein shall be and remain in effect as a full and complete general release, notwithstanding the discovery or

existence of any such additional or different facts. In furtherance of this intention, the PARTIES acknowledge that they are familiar with Section 1542 of the *Civil Code* of the State of California which provides as follows:

“A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

The PARTIES hereby expressly waive or relinquish any right or benefit which they have, or might have, under Section 1542 of the *Civil Code* of the State of California and all other similar provisions of law of other jurisdictions to the fullest extent allowed by law. Notwithstanding the foregoing, nothing in this Section 7 is intended to waive or relinquish (i) the obligations imposed by this Agreement, or (ii) any future or unknown acts of intentional fraud, deceit or misrepresentation.

K3JH Representative's Initials: _____

CITY Representative's Initials: _____

OTHER TERMS AND PROVISIONS:

10. **Governing Law.** This Agreement shall be governed and interpreted in accordance with the laws of the State of California. The PARTIES expressly agree that any disputes, disagreements or actions shall be venued with the Superior Court of Riverside County, State of California.

11. **Integrated Agreement.** This Agreement contains the entire understanding and agreement between the PARTIES, and the terms and conditions contained herein shall inure to the benefit of, and be binding upon the PARTIES hereto. No other representations, or other prior or contemporaneous agreements, whether oral or written, respecting such matters not specifically incorporated herein shall be deemed in any way to exist or bind any of the PARTIES hereto.

12. **Modification.** No supplement, modification, amendment, or waiver of any provision of this Agreement shall be binding unless executed in writing by all of the PARTIES. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision whether or not similar, nor shall waiver constitute a continuing waiver.

13. **Binding on Successors.** This Agreement and the covenants and conditions contained herein shall obligate, bind, extend to and inure to the benefit of the PARTIES and each of their respective successors in interest.

14. **Future Cooperation.** The PARTIES expressly agree to execute documents, provide information, and to cooperate in good faith to effectuate the purpose of this Agreement.

15. **Counterparts.** This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original and shall constitute an agreement to be effective as of the date of signing. Further, signatures transmitted and memorialized by facsimile shall be deemed to have the same weight and effect as an original signature. The PARTIES may agree that an original signature will be substituted at some later time for any facsimile signature.

16. **Authority.** The persons executing this Agreement on behalf of the PARTIES hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) entering into this Agreement does not violate any provision of any other agreement to which said party is bound.

17. **Invalid Clause May Be Severed.** If any provision, clause, or part of the Agreement is adjudged illegal, invalid or unenforceable, the balance of this Agreement shall remain in full force and effect.

18. **Attorney Fees.** In the event of a dispute which results in any litigation arising out of or related to this Agreement, or the matters contemplated herein, the prevailing party in

such dispute shall be entitled to their reasonable attorney fees and court costs as determined by the Court.

[SIGNATURES ON THE FOLLOWING PAGE]

I have carefully read and fully understand, and hereby execute, this Agreement.

K3JH, LLC, a California limited liability company

Kirk Harkey, Managing Member

I have carefully read and fully understand, and hereby execute, this Agreement.

CITY OF PERRIS, a municipal corporation

Richard Belmudez, City Manager

ATTEST:

Nancy Salazar
City Clerk

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

By: _____
Nicolas D. Papajohn
Attorney for the CITY OF PERRIS

[END SIGNATURES]

EXHIBIT "A"
LEGAL DESCRIPTION OF FEE SIMPLE INTEREST
[on following page]

EXHIBIT "A"
LEGAL DESCRIPTION
A.P.N. 330-080-035

PARCEL "A"

THAT PORTION OF THE NORTHERLY RECTANGULAR 140 FEET OF THE EASTERLY RECTANGULAR 622.29 FEET OF THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WESTERLY 55.00 FEET OF SAID NORTHERLY RECTANGULAR 140 FEET AS SHOWN BY MAP ON FILE IN BOOK 90 OF RECORDS OF SURVEY, AT PAGE 87, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 40' 28" WEST, ALONG THE NORTH LINE OF SAID NORTHERLY 140 FEET, A DISTANCE OF 7.85 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO, THE CENTERLINE OF GOETZ ROAD AS SHOWN ON THE PERRIMESA TRACT, BY MAP ON FILE IN BOOK 16 OF, RECORDS OF SURVEY, AT PAGE 14, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 42' 45" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 139.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHERLY 140 FEET;

THENCE SOUTH 89° 40' 28" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.05 FEET TO THE SOUTHWEST CORNER OF THE HEREINABOVE MENTIONED WESTERLY 55.00 FEET OF SAID NORTHERLY RECTANGULAR 140 FEET AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 00° 37' 57" EAST, A DISTANCE OF 139.99 FEET TO THE POINT OF BEGINNING;

SAID LAND IS LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, CALIFORNIA AND CONTAINS 1,113 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "A"
LEGAL DESCRIPTION
A.P.N. 330-080-035

THE BEARINGS AND DISTANCES SHOWN ON EXHIBITS "A" AND "B" ARE GRID AND BASED UPON THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD 83, EPOCH 2011.00. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING THE GRID DISTANCES SHOWN BY 0.99992229.

PREPARED UNDER THE SUPERVISION OF



12.7.2014

GABRIEL D. YBARRA DATE
LAND SURVEYOR NO. 4343
REGISTRATION EXPIRES 06-30-2018

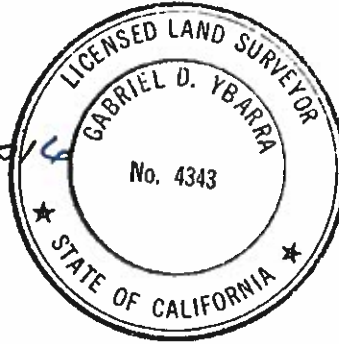


EXHIBIT "B"
PLAT MAP OF FEE SIMPLE INTEREST
[on following page]

EXHIBIT "B" PLAT

SHEET 1 OF 1 SHEET

SHOWING THE PROPOSED ACQUISITION OF RIGHT-OF-WAY OVER A PORTION OF THE NORTHERLY RECTANGULAR 140 FEET OF THE EASTERLY RECTANGULAR 622.29 FEET OF THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

K3JH, LLC
A.P.N. 330-080-035

ARTLO AVENUE

LINE DATA

(N)	BEARING	DISTANCE
①	N 89°40'28" W	7.85'
②	S 00°42'45" W	139.99'
③	S 89°40'28" E	8.05'
④	N 00°37'57" E	139.99'



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 11/01/16
GABRIEL D. YBARRA L.S. 4343 DATE

P.M. 36/72
PARCEL MAP No. 7808

Record Owner:

K3JH, LLC
Kirk Harkey
2241 Business Way
Riverside, CA 92501

Exhibit prepared by:

Action Surveys
1045 Main Street, Suite 102
Riverside, CA 92501
(951) 686-6166

Exhibit prepared for:

Tri Lake Consultants, Inc.
24 S. "D" Street, Suite 100
Perris, CA 92570
(951) 943-6504

Scale: 1" = 100'

Assessor's Parcel Numbers:

330-080-035

Date Exhibit Prepared:

November 1, 2016

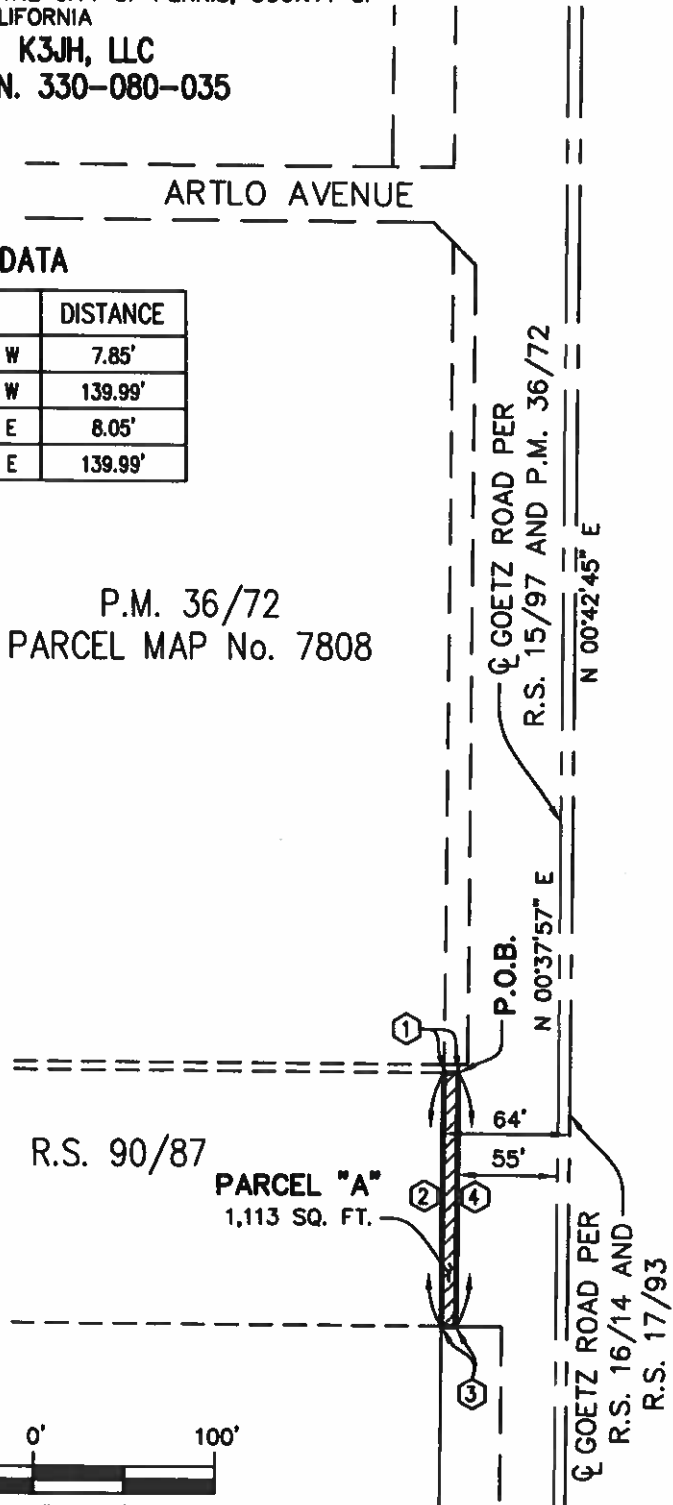
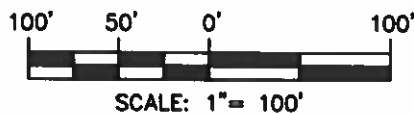


EXHIBIT "C"
LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT
[on following page]

EXHIBIT "C"
LEGAL DESCRIPTION
FOR TEMPORARY CONSTRUCTION EASEMENT
A.P.N. 330-080-035

PARCEL "A"

THAT PORTION OF THE NORTHERLY RECTANGULAR 140 FEET OF THE EASTERLY RECTANGULAR 622.29 FEET OF THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WESTERLY 55.00 FEET OF SAID NORTHERLY RECTANGULAR 140 FEET AS SHOWN BY MAP ON FILE IN BOOK 90 OF RECORDS OF SURVEY, AT PAGE 87, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 40' 28" WEST, COURSE "A", ALONG THE NORTH LINE OF SAID NORTHERLY 140 FEET, A DISTANCE OF 7.85 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 64.00 FEET WESTERLY OF, AT A RIGHT ANGLE TO, THE CENTERLINE OF GOETZ ROAD AS SHOWN ON THE PERRIMESA TRACT, BY MAP ON FILE IN BOOK 16 OF, RECORDS OF SURVEY, AT PAGE 14, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 42' 45" WEST, COURSE "B", ALONG SAID PARALLEL LINE, A DISTANCE OF 139.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHERLY 140 FEET TO **THE POINT OF BEGINNING**;

THENCE NORTH 89° 40' 28" WEST, COURSE "A", ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00° 42' 45" EAST, PARALLEL WITH COURSE "B", A DISTANCE OF 9.00 FEET;

THENCE SOUTH 89° 40' 28" EAST, PARALLEL WITH COURSE "A", A DISTANCE OF 33.00 FEET;

THENCE NORTH 00° 42' 45" EAST, PARALLEL WITH COURSE "B", A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89° 40' 28" EAST, PARALLEL WITH COURSE "A", A DISTANCE OF 17.00 FEET;

THENCE SOUTH 00° 42' 45" WEST, A DISTANCE OF 50.00 FEET TO **THE POINT OF BEGINNING**;

SAID LAND IS LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, CALIFORNIA AND CONTAINS 1,147 SQUARE FEET, MORE OR LESS.

THE BEARINGS AND DISTANCES SHOWN ON EXHIBITS "C" AND "D" ARE GRID AND BASED UPON THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD 83, EPOCH 2011.00. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING THE GRID DISTANCES SHOWN BY 0.99992229.

THE ABOVE DESCRIBED PARCEL OF LAND IS SHOWN ON EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF



10-30-2018

GABRIEL D. YBARRA DATE
LAND SURVEYOR NO. 4343
REGISTRATION EXPIRES 06-30-2020

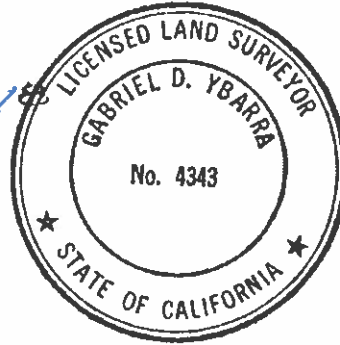


EXHIBIT D
PLAT MAP OF TEMPORARY CONSTRUCTION EASEMENT
[on following page]

EXHIBIT "D" PLAT

SHOWING THE TEMPORARY CONSTRUCTION EASEMENT OVER A PORTION OF THE NORTHERLY RECTANGULAR 140 FEET OF THE EASTERLY RECTANGULAR 622.29 FEET OF THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

K3JH, LLC
A.P.N. 330-080-035

ARTLO AVENUE

LINE DATA

(N)	BEARING	DISTANCE
①	N 89°40'28" W	50.00'
②	N 00°42'45" E	9.00'
③	S 89°40'28" E	33.00'
④	N 00°42'45" E	41.00'
⑤	S 89°40'28" E	17.00'
⑥	S 00°42'45" W	50.00'
⑦	N 89°40'28" W	7.85'
⑧	S 00°42'45" W	139.99'



PREPARED UNDER THE SUPERVISION OF:

Gabriel D. Ybarra 10/26/18
GABRIEL D. YBARRA L.S. 4343 DATE

Record Owner:

K3JH, LLC
Kirk Harkey
2241 Business Way
Riverside, CA 92501

P.M. 36/72
PARCEL MAP No. 7808

Exhibit prepared by:

Action Surveys
1045 Main Street, Suite 102
Riverside, CA 92501
(951) 686-6166

Exhibit prepared for:

Tri Lake Consultants, Inc.
24 S. "D" Street, Suite 100
Perris, CA 92570
(951) 943-6504

Scale: 1" = 100'

Assessor's Parcel Numbers:

330-080-035

Date Exhibit Prepared:

October 26, 2018



SCALE: 1" = 100'

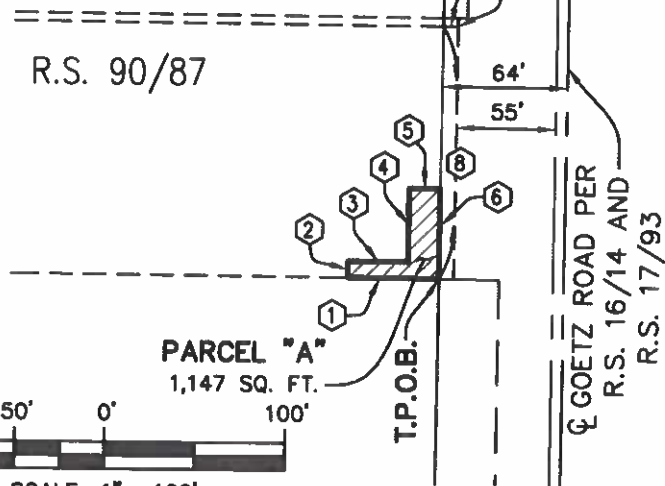


EXHIBIT E
GRANT DEED
[on following page]

FREE RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

City of Perris
101 North D Street
Attn: Judy Haughney, Assistant City Clerk

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code § 6103)

GRANT DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, K3JH, LLC, a California limited liability company ("Grantor"), hereby grant(s) to the CITY OF PERRIS, a municipal corporation and general law city ("Grantee"), the following real property interests in those certain portions of the real property located at 2282 Goetz Road, in the City of Perris, County of Riverside, California, which is referred to as Assessor's Parcel Number ("APN") 330-080-035:

(1) the fee simple interest in the land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein by this reference; and

(2) a temporary construction easement in the land described in Exhibit "C" and depicted in Exhibit "D", attached hereto and incorporated herein by this reference. The term of the temporary construction easement shall be one (1) year commencing from the date of written notice to the Grantor, but in no event will the easement expire later than December 31, 2021.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers or agents hereunto as of the date first above written.

"GRANTOR":

K3JH, LLC

Date: _____

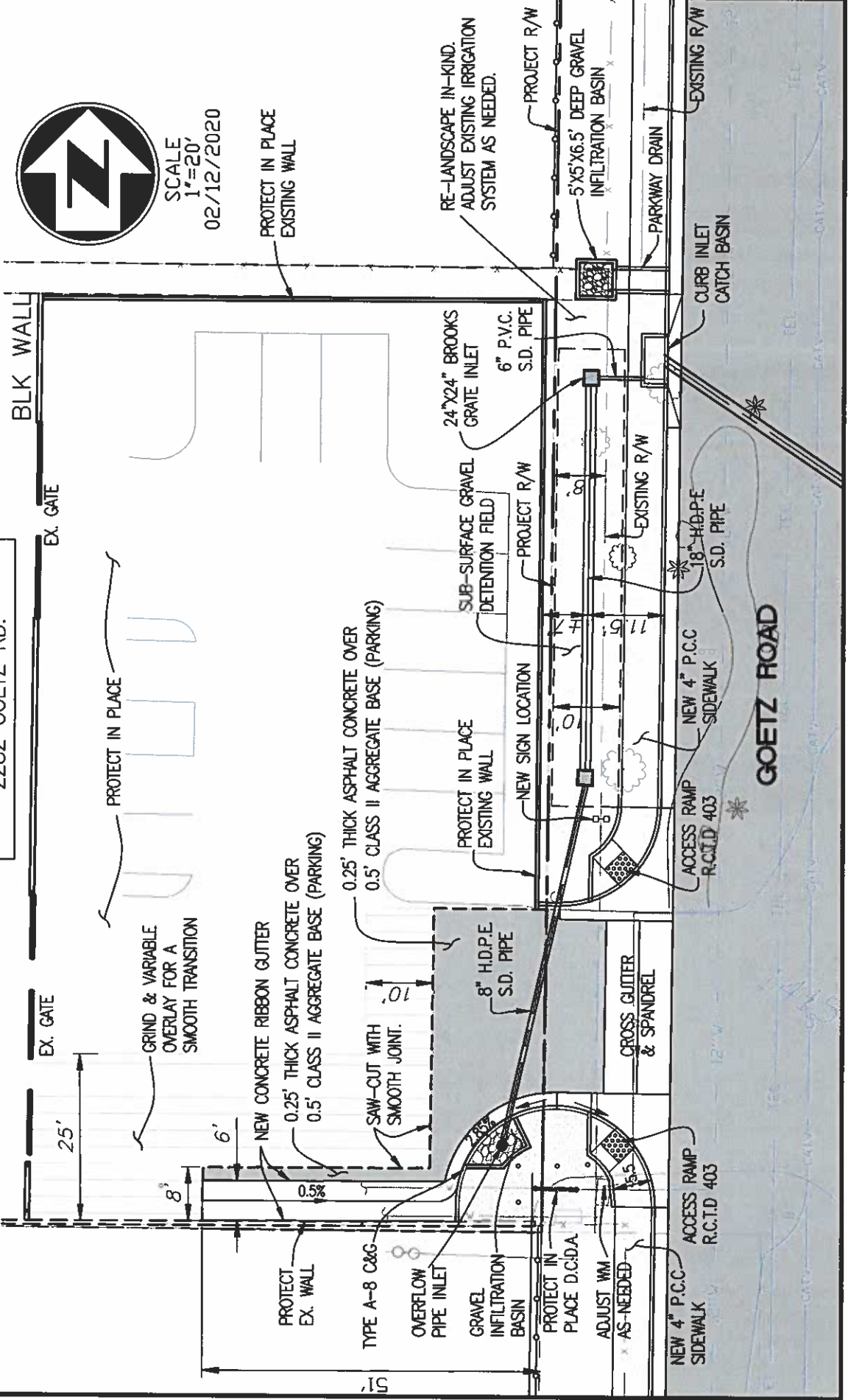
By: _____
Kirk Harkey
Managing Member

EXHIBIT F

SITE PLAN

[on following page]

A.P.N. 330-080-035
 K3JH
 2282 GOETZ RD.






CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: April 14, 2020

SUBJECT: Consideration to adopt a resolution declaring certain City-owned real properties to be surplus and authorizing offers of said properties for purchase. APNs 313-092-022; 313-092-007; 313-093-001; 313-093-002; 313-093-003; 313-093-004; and 313-093-005

REQUESTED ACTION: **Adopt** Resolution Number (next in order) declaring certain City-owned real properties described therein to be surplus, authorizing offers of said properties for purchase pursuant to the Surplus Property Land Act.

CONTACT: Clara Miramontes, Assistant City Manager 

BACKGROUND/DISCUSSION:

Surplus Land Act

The Surplus Land Act (Gov. Code §§ 54220-54232) (“Act”) governs the disposition of land owned by the City that is determined to be no longer necessary for the City’s use. The Act applies to “surplus land” owned by any “local agency” empowered to acquire and hold real property, which includes a city. (Gov. Code § 54221(a).) The Surplus Lands Act was substantially amended in 2019. Under the new Act, surplus property is defined as “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.” (Gov. Code § 54221(b)(1).)

The purpose of the Act is to preserve public agency property for use as low and moderate income housing, park and recreational purposes, transportation and education. (Gov. Code § 54220.) The Act requires that the City adhere to strict guidelines provided in the Act prior to disposing of any surplus property. Surplus land must be declared surplus before a local agency may take any action to dispose of it.

Surplus Properties

Staff has identified seven City-owned properties that are no longer necessary for internal City use. These seven properties (collectively referred to herein as “Surplus Properties”), all owned by the City in fee simple, are as follows:

1. A parking lot, located at 119 South D Street, in the City of Perris, consisting of approximately 17,424 square feet, and identified as Assessor's Parcel Number 313-092-022.
2. A parking lot, located at 197 South D Street, in the City of Perris, consisting of approximately 20,439 square feet, and identified as Assessor's Parcel Number 313-092-007.
3. A parking lot, located at the southeast corner of D Street and 2nd Street, in the City of Perris, consisting of approximately 6,323 square feet, and identified as Assessor's Parcel Number 313-093-001.
4. A parking lot, located at 209 South D Street, in the City of Perris, consisting of approximately 2,829 square feet, and identified as Assessor's Parcel Number 313-093-002.
5. A parking lot, located at 213 North D Street, in the City of Perris, consisting of approximately 2,908 square feet, and identified as Assessor's Parcel Number 313-093-003.
6. A parking lot, located at 223 South D Street, in the City of Perris, consisting of approximately 11,983 square feet, and property identified as Assessor's Parcel Number 313-093-004.
7. A parking lot, located at 231 South D Street, in the City of Perris, consisting of approximately 6,851 square feet, and property identified as Assessor's Parcel Number 313-093-005.

None of the Surplus Properties are needed for internal City use, and there is no present or contemplated use of each property that would preclude the City Council from declaring the Surplus Properties as surplus to the needs of the City, and offering the Surplus Properties for sale.

Offering Surplus Properties to Various Local Agencies

To comply with the Act, prior to disposing of the Surplus Properties, the City must first make a written offer to sell or lease the Surplus Properties to various local agencies and housing sponsors described in Government Code section 54222 by issuing a Notice of Availability. (Gov. Code § 54222.) These entities include housing sponsors and local public entities for the purposes of developing low and moderate income housing; park and recreation departments where the land is situated; regional park authority; and school districts.

If one of the local agencies or housing sponsors desires to purchase the property after having received notice, it must indicate its intent to do so in writing within 60 days of receiving the notice, and the City and the other local agency or housing sponsor must enter into "good faith negotiations" with the interested local agency or housing sponsor for a period of 90 days. (Gov. Code § 54223.) If the price or terms cannot be agreed upon after 90 days, the City can dispose of the site after giving notice to the state Department of Housing and Community Development.

Generally, the price paid by the agency buyer will be for fair market value. (Government Code § 54226.) The City is not required to accept an offer for less than fair market value but is permitted to do so. (*Id.*) Staff will obtain appraisals on the Surplus Properties.

Offering Surplus Properties to General Public

In the event that none of the local agencies or housing sponsors offer to purchase one or more of the Properties, or if the City and an interested agency buyer do not reach an agreement on the terms and conditions of purchase/sale, Staff recommends to offer the Surplus Properties for sale to the general public.

The final proposed sale of any of the Surplus Properties will be brought before the City Council for approval.

Environmental Review

The disposal of the Properties is found to be exempt from the California Environmental Quality Act pursuant to California Code of Regulation, Title 14, section 15312.

BUDGET (or FISCAL) IMPACT: Proceeds from the sale of the Surplus Properties may be used for any purpose.

Prepared by: Michele Ogawa, Interim Economic Development and Housing Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager *CO*
Finance Director _____

Attachments: Resolution

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

RESOLUTION NUMBER _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING CERTAIN CITY-OWNED REAL PROPERTIES TO BE SURPLUS AND AUTHORIZING OFFERS OF SAID PROPERTIES FOR PURCHASE

WHEREAS, under the Surplus Land Act, Government Code section 54220 *et seq.*, surplus real property is defined as “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use”; and

WHEREAS, the Surplus Land Act authorizes the City of Perris (the “City”) to sell surplus real properties in the manner proposed therein; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-092-022, consisting of approximately 17,424 square feet of a parking lot, located at 119 South D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-092-007, consisting of approximately 20,439 square feet of a parking lot, located at 197 South D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-093-001, consisting of approximately 6,323 square feet of a parking lot, located at the southeast corner of D Street and 2nd Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-093-002, consisting of approximately 2,829 square feet of a parking lot, located at 209 South D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-093-003, consisting of approximately 2,908 square feet of a parking lot, located at 213 North D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-093-004, consisting of approximately 11,983 square feet of a parking lot, located at 223 South D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, the City owns certain real property identified as Assessor’s Parcel Number 313-093-005, consisting of approximately 6,851 square feet of a parking lot, located at 231 South D Street, in the City of Perris, County of Riverside, State of California; and

WHEREAS, all City owned properties described hereinabove shall collectively be referred to hereinbelow as “Properties,” all as shown on Exhibit A; and

WHEREAS, there is no present or contemplated use that would preclude the City from declaring the Properties as surplus to the needs of the City and offering the Properties for sale to any public agency or entity described under Government Code section 54222 *et seq.*; and

WHEREAS, the City does not anticipate using the Properties at any time in the future; and

WHEREAS, the City has determined it would be in the best interest of the City to sell the Properties; and

WHEREAS, the City now desires to declare the Properties as surplus and to offer and initiate the sale.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds the above recitals are true and correct and incorporated herein by this reference.

Section 2. Based on the above recitals, the City Council finds and declares the Properties to be surplus, and declares its intention to offer the Properties for sale in accordance with Government Code section 54220 *et seq.*

Section 3. The City Council hereby authorizes and directs the City Manager or his designee to offer the Properties for sale to each of the public agencies or entities listed in Government Code section 54222 in compliance with the Surplus Land Act.

Section 4. In the event that none of the public agencies or entities listed in Government Code section 54222 offer to purchase one or more of the Properties, or if the City and a public agency or entity listed in Government Code section 54222 do not reach an agreement on the terms and conditions of purchase/sale, the City intends to offer the Properties for sale to the general public.

Section 5. The disposal of the Properties is found to be exempt from the California Environmental Quality Act pursuant to California Code of Regulation, Title 14, section 15312.

Section 6. This Resolution shall be effective on upon its adoption. The City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this ____ day of _____, 2020.

Mayor, Michael M. Vargas

ATTEST:

City Clerk, Nancy Salazar

RESOLUTION NUMBER _____

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

I, Nancy Salazar, CITY CLERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY that the foregoing Resolution Number _____ was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held the _____ day of _____, 2020, and that it was so adopted by the following called vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk, Nancy Salazar

Exhibit A: Property Locations



Number	APN	Address/Description
1	313-092-022	119 South D Street
2	313-092-007	197 South D Street
3	313-093-001	No Address: Southeast Corner of D Street and 2 nd Street
4	313-093-002	209 South D Street
5	313-093-003	213 North D Street
6	313-093-004	223 South D Street
7	313-093-005	231 South D Street

Exhibit A: Property Locations



Number	APN	Address/Description
1	313-092-022	119 South D Street
2	313-092-007	197 South D Street
3	313-093-001	No Address: Southeast Corner of D Street and 2 nd Street
4	313-093-002	209 South D Street
5	313-093-003	213 North D Street
6	313-093-004	223 South D Street
7	313-093-005	231 South D Street



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE: April 14, 2020

SUBJECT: Community Development Block Grant Action Plan FY 2020-2021

REQUESTED ACTION: **ADOPT Resolution No.** (next in order), Approving the Draft Community Development Block Grant Action Plan FY 2020-2021

CONTACT: Clara Miramontes, Assistant City Manager

BACKGROUND/DISCUSSION:

On February 14, 2020, HUD staff announced their Fiscal Year 2018-2019 allocations. The City of Perris has been allocated \$912,828 for FY 2020-2021. The primary purpose of CDBG funds is to benefit persons that earn less than 80% of the area median income (AMI) and reside in an eligible area. The funds must support: 1) decent housing; 2) suitable living environments; and 3) expand economic opportunities for income qualified individuals. Activities must meet one of three national HUD objectives for CDBG: 1) serve low-moderate income persons; 2) aid in the elimination of slum and blight; or 3) address recent, urgent health or welfare needs (e.g., natural disaster). An activity may be eligible because it either benefits an area (activity serves a census tract which has 51% or more low-moderate income persons) or a limited clientele (persons and families with low-to-moderate income).

The following is a breakdown of CDBG-eligible funding categories for FY 2020-2021:

CDBG CATEGORY	CAP	AMOUNT
Planning/Administration	20%	\$182,565
Public Service	15%	\$136,924
Non-Public Service Activities	No cap	\$593,339
Total Available CDBG Funds		\$912,828

This year, the City received nine applications for CDBG funds, excluding Administration. A list of the agencies that submitted applications is on file with the Perris Housing Authority. Due to the City's allocation and number of applications, all qualified applicants will be able to receive funding. The CDBG Sub-Committee, which consists of Mayor Vargas and Mayor Pro Tem Rogers, reviewed all applications and made the following funding recommendations:

Administration	
CDBG Staff salaries, training, supplies	\$152,278
Riverside Fair Housing Council: Fair Housing Program	\$30,287
CDBG Administration	\$182,565
Public Service Allocations	
Boys & Girls Club of Menifee Valley: Before & After School Program	\$15,107
Family Service Association: Senior Nutrition Program	\$20,107
Life Lifters International: Community Life Program	\$35,107

Love 4 Life Association: Unbreakable Project	\$13,607
North County Health Project: Increasing Access to Behavioral Health Services	\$25,107
Perris Community Services Development: Inclusive Programming	\$27,889
TOTAL PUBLIC SERVICE ALLOCATIONS	\$136,924
Non-Public Service Allocations	
Perris Engineering Office: Citywide Pedestrian Improvements	\$381,939
Habitat for Humanity: Senior Minor Home Repair & Maintenance Program	\$211,400
TOTAL NON-PUBLIC SERVICE ALLOCATIONS	\$593,339
TOTAL ESTIMATED CDBG ALLOCATIONS	\$912,828

California Environmental Quality Act (CEQA)

The FY 2020-2021 Action Plan as planning documents are not subject to the California Environmental Quality Act (CEQA) as they would not result in a direct or reasonably foreseeable physical change in the environment pursuant to State CEQA Guidelines 15060 (c)(2) nor considered a project pursuant to State CEQA Guidelines 15060 (c)(3).

Recommendation

It is requested that Council make preliminary funding recommendations based on the projected FY 2020-2021 CDBG Entitlement amount of \$912,828. Final allocations and adoption of the Annual Action Plan is scheduled for April 28, 2020. These final allocations will be submitted to HUD through the Annual Action Plan no later than May 15, 2020 as mandated by federal regulation.

A public notice for this meeting was published on March 04, 2020, in the Perris Progress Newspaper (consistent with the City's Citizen Participation Plan) regarding the Action Plan Development and planned Council Meetings to provide citizens with an opportunity to comment on the CDBG Draft 2019-2020 Annual Action Plan prior to adoption of the plan.

BUDGET (or FISCAL) IMPACT: The fiscal impact to the FY 2020-2021 City Operating Budget is an increase in revenue of \$912,828.

Prepared by: Sara Cortés de Pavón, Grants Manager

REVIEWED BY:

City Attorney _____
Assistant City Manager _____
Finance Director _____

Attachments: Resolution No. (Next in order), including Draft CDBG Annual Action Plan FY 2020-2021

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

RESOLUTION NO. (Next in order)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,
APPROVING THE DRAFT FY 2020-2021 ACTION PLAN WITH
PROPOSED FUNDING FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) FEDERAL ENTITLEMENT PROGRAM**

WHEREAS, the City of Perris, pursuant to 24 CFR 91.200 (d) and 91.220 (b), developed a FY 2020-2021 Action Plan that coordinates all elements of planned community development in the City to include housing, neighborhood development, economic development, and public services; and

WHEREAS, the City of Perris, pursuant to Federal regulations, has solicited public input on the Draft FY 2020-2021 Annual Action Plan which includes proposed funding in the amount of \$912,828 worth of CDBG related program and that were reviewed and approved by a City Council appointed CDBG sub-committee; and

WHEREAS, On April 14, 2020, the City Council considered the FY 2020-2021 Annual Action Plan for the CDBG Federal Entitlement Program; and

WHEREAS, the approvals herein are preliminary for inclusion in the Draft FY 2020-2021 Annual Action Plan with final approvals to be adopted on April 28, 2020; and

WHEREAS, the FY 2019-2020 Action Plan as planning document is not subject to the California Environmental Quality Act (CEQA) as they would not result in a direct or reasonably foreseeable physical change in the environment pursuant to State CEQA Guidelines 15060 (c)(2) nor considered a project pursuant to State CEQA Guidelines 15060 (c)(3).

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

SECTION 1. That the City Council has determined that the FY 2020-2021 Annual Action Plan as planning documents are not subject to CEQA pursuant to Sections 15060 (c)(2) and 15060 (c)(3).

SECTION 2. That the City Council hereby approves the Draft FY 2020-2021 Annual Action Plan for the CDBG Federal Entitlement Program.

SECTION 3. That the City Council direct staff to schedule the Resolution and approvals herein for final consideration at the April 28, 2020 City Council hearing.

SECTION 4. That the City Clerk shall attest and certify to the passage of this resolution and it shall thereupon take effect and be in full force.

PASSED, APPROVED, AND ADOPTED ON April 14, 2020, BY THE FOLLOWING VOTE:

MAYOR, MICHAEL M. VARGAS

ATTEST:

City Clerk, Nancy Salazar

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

I, Nancy Salazar, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number ___ was duly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 9th day of April 2019, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

City Clerk, Nancy Salazar

Resolution Exhibits:

Exhibit A: Proposed FY 2020-2021 CDBG Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Perris's One Year Action Plan for Fiscal Year (FY) 2019-2020 includes the activities the City will undertake to address its priority needs and local objectives as outlined in its approved 2019-2024 Consolidated Plan. These activities will be addressed using funds received for the FY 2020-2021 program year under the Community Development Block Grant (CDBG). This Action Plan is a yearly funding plan.

The primary purpose of CDBG funds is to benefit persons who earn up to 80% of the area median income (AMI) or reside in an eligible area. Eligible low to moderate income areas were determined by the 2010 Census. Eligible activities include, but are not limited to, public service activities, infrastructure improvements, park improvements, code enforcement and housing improvement programs.

Activities detailed in the Plan meet one of the following objectives:

1. Benefit low to moderate-income persons;
2. Aid in the prevention or elimination of slums or blight;
3. Meet community development needs having a particular urgency;
4. Create or preserve affordable housing; and
5. Provide services to the homeless and aid in the prevention of homelessness.

Additionally, activities meet the following goals and objectives for Community Planning and Development (CPD) Programs of the U.S. Department of Housing and Urban Development (HUD):

1. To ensure decent housing;
2. To create and maintain a suitable living environment; and
3. To expand economic opportunities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

GOAL 1: DECENT HOUSING

HOUSING STRATEGIES

Objective 1: Rehabilitate and Preserve Homeownership

- Senior Home Repair Program

Outcome: Sustainability of decent housing to low income persons

Objective 2: Expand Affordable Housing

- Affordable Housing Development through new construction, acquisition and/or rehabilitation.

Outcome: Affordability of decent housing to low-income persons

FAIR HOUSING STRATEGY

Objective 3: Affirmatively Further Fair Housing

- Fair Housing Services

Outcome: Availability/accessibility of decent housing for low-income persons

GOAL 2: SUITABLE LIVING ENVIRONMENT

HOMELESS STRATEGY

Objective 1: Improve access to homeless services through street outreach

- Homeless Outreach Program

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

PUBLIC SERVICE STRATEGIES

Objective 2: Provide Community and Support Services for the Elderly, Youth, Veterans, and Special Needs Populations

Outcome: Availability/accessibility of services for a suitable living environment for low-income persons

COMMUNITY DEVELOPMENT STRATEGY

Objective 3: Public Infrastructure Improvements in Eligible Areas

Outcome: Availability/accessibility of improved public infrastructure/facilities for a suitable living environment for low-income persons

Objective 4: Public Facilities Improvements in Eligible Areas

Outcome: Availability/accessibility of improved public infrastructure/facilities for a suitable living environment for low-income persons

GOAL 3: ECONOMIC OPPORTUNITIES

ECONOMIC DEVELOPMENT STRATEGY

Objective 1: Create Economic Development Opportunities

Outcome: Availability/Accessibility of economic opportunities for low-income persons

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Perris is in the second year of its current Consolidated Plan period (2019-2024) and has met or exceeded most of the goals set forth to ensure decent housing, a suitable living environment and economic opportunities.

Annually, public meetings were held, along with other outreach activities all in an effort to assist the City in choosing goals or projects that would best meet community needs. Projects funded included public service activities that focused on the youth and seniors, both of which were identified, as high priority needs.

The City continues to carry out its programs as identified in its approved Consolidated Plan (2019-2024). To date, the City has allocated all funding sources to complete programming outlined in Annual Action Plans. The City has provided all requested certifications as required by HUD and have been fair and impartial to entities applying for federal funds to assist in program implementation. The City has not hindered Consolidated Plan implementation through either willful action or through inaction.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with Federal regulations at 24 CFR 91.105 and 91.200, the City implemented a citizen participation process during the development of the Action Plan. In an effort to broaden public participation, the City encouraged residents and community-based organizations to provide input on community needs.

The following is a summary of the Citizen Participation Plan Process for development of the Action Plan:

Plan Development

Citizens and stakeholders were invited to provide input into development of the Annual Action Plan, through one or more of the following mechanisms: community meetings/stakeholder focus groups, public comment period and public hearing process. The development process also included consultation with government agencies and service providers in an effort to identify housing and community development needs.

Community-Based Service Providers provided input through a Request for Proposals (RFP) process with high priority funding requests. In addition, to ensure citizen participation in the development of the FY 2020-2021 Action Plan, on October 16, 2019, a Community Needs Survey was made available to Perris residents to solicit community input. The survey was placed on the City's website for online completion. In addition, the survey was made available at the community meeting, citizens were afforded an additional opportunity to provide input on the development of the Plan through a Community Needs Survey. The survey was made available on the City's website and at the following locations: City of Perris Veteran's Day Parade and City of Perris Trunk or Treat. A total of 271 survey responses were received.

Public Hearings and/or Meetings

Public hearings provide a major source of citizen input on proposed programs and activities. The City conducted two public hearings and held a public Council meeting in order to address housing and community development needs. Both were held before the proposed Annual Plan was adopted.

Public Notification

All notices regarding such hearings, including the date, time and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

Evaluation/Review and Comment

Citizens were given the opportunity to review and comment on the Action Plan from March 4, 2020 through April 28, 2020. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period (see appendices for a copy of the public notice).

Access to Information/Availability to the Public - As required by Federal regulations the Action Plan was made available at the following locations:

1. City Hall Clerk's Office; and
2. City of Perris, Housing Authority

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments will be inserted here after comment period.

November 7, 2019 Community Outreach Meeting

No public comments received.

November 19, 2019 Stakeholder Meeting

No public comments received.

April 14, 2020 Public Hearing

Public comments will be inserted here after comment period.

April 28, 2020 Public Hearing

Public comments will be inserted here after comment period.

Comments Received During 30-Day Comment Period

Public comments will be inserted here after comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comments not accepted will be inserted here after comment period.

7. Summary

In conclusion, the Citizen Participation component of the Consolidated Plan requires major outreach to citizens and other stakeholders. The City of Perris makes every effort to reach the greatest number of persons possible to solicit input on community development and housing needs. All public comments received will be incorporated in the Action Plan.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Perris	
CDBG Administrator	City of Perris	Perris Housing Authority

Table 1 – Responsible Agencies

Narrative (optional)

A completed Action Plan describes the lead agency responsible for overseeing the development and implementation of the plan. It also includes a summary of the citizen participation process, public comments, and efforts made to broaden public participation in preparing the plan.

The Perris Housing Authority along with the Lead Agency, the City of Perris, administers the City's CDBG programs.

Consolidated Plan Public Contact Information

For matters concerning the City of Perris' CDBG programs, please contact:

Sara Cortes de Pavon, Grants Manager
101 North D. Street
Perris, CA, 92570
(951) 943-5003.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Development of the City of Perris's FY 2020-2021 Action Plan is a result of consultation with a wide spectrum of public and private agencies. The City undertook an extensive outreach program to consult and coordinate with nonprofit agencies, affordable housing providers, and government agencies to determine community needs and gaps in resources. A public notice was published informing Citizens, Community-Based Organizations, City Departments and the business community of the Action Plan Development process and requirements for submitting project proposals and requesting comments on community needs. A Community Needs Assessment Survey was also distributed to residents to receive community input. The City also held public hearings for input on community development and housing needs by residents and stakeholders.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In order to perform outreach to various agencies and organizations, the City compiled an outreach list consisting of agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies;
- Economic development and employment organizations; and
- Community and neighborhood groups.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The outreach list includes homeless service agencies in the Riverside County Continuum of Care. The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were invited to attend

the Stakeholder Meeting and Community Meeting. These include The Fair Housing Council of Riverside County, Social Work Action Group (SWAG), and Family Service Association.

The City of Perris is within the County of Riverside Continuum of Care. The County of Riverside Continuum of Care (COC) is the lead agency. The City attends Board of Governance meetings that are conducted by the COC. The meetings are specifically designed to link communities and coordinate the efforts addressing the needs of homeless persons and those at-risk of homelessness.

The City participated in the 2013 and 2015 thru 2019 Homeless Point in Time Counts to conduct complete counts of every census tract within the City boundaries for Homeless Counts. SWAG hosted a deployment center and center coordinators for the 2018 & 2019 count. Data from the count was provided to the County of Riverside Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Not applicable. The City's HUD allocation for entitlement grants currently does not include ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	Fair Housing Council of Riverside County
	Agency/Group/Organization Type	Services- Housing
	What section of the Plan was addressed by Consultation	Housing Services
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Agency attended the application workshop on November 7, 2019.
2	Agency/Group/Organization	Family Service Association
	Agency/Group/Organization Type	Services- Elderly Persons
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on needs for elderly persons in the community.
3	Agency/Group/Organization	Life Lifters International
	Agency/Group/Organization Type	Services- Youth Services- Education Services- Elderly Persons
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Agency attended the application workshop on November 7, 2019.
4	Agency/Group/Organization	Boys and Girls Club of Menifee Valley
	Agency/Group/Organization Type	Services- Children
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on needs for children in the community. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
5	Agency/Group/Organization	North County Health Services
	Agency/Group/Organization Type	Services- Health
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs

	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on the health needs for low income persons in the community. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
6	Agency/Group/Organization	Perris Valley Youth Association Sports
	Agency/Group/Organization Type	Services- Youth
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs.
7	Agency/Group/Organization	Love 4 Life Association
	Agency/Group/Organization Type	Services- Youth & Children
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on needs for youth and children in the community. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
8	Agency/Group/Organization	Habitat for Humanity Inland Valley
	Agency/Group/Organization Type	Services- Housing
	What section of the Plan was addressed by Consultation	Housing Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
9	Agency/Group/Organization	Encouragers Counseling & Training
	Agency/Group/Organization Type	Services- Mental Health
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs

	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
10	Agency/Group/Organization	Women Achieving Success
	Agency/Group/Organization Type	Services- Mental Health Services – Education
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Agency attended the application workshop on December 2, 2019 and the Stakeholder Meeting on November 19, 2019.
11	Agency/Group/Organization	Office of Senator Richard D. Roth
	Agency/Group/Organization Type	Services- Government
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs
	How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The office was consulted through workshops, meetings and survey. The anticipated outcome of the consultation is to garner feedback on community needs and create partnerships with agencies to meet those needs. Office the Stakeholder Meeting on November 19, 2019.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City strived to conduct a comprehensive outreach program. The City utilized a variety of outreach methods to solicit participation from a wide range of agencies and organizations involved in providing housing and community development services. No specific types of relevant agencies were excluded from the process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (COC)	County of Riverside	Through the outreach process, the City has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy. The COC's homeless services goals and initiatives coincide with the City's Consolidated Plan and Annual Action Plan goals.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

No additional narrative.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The following is a summary of the Citizen Participation Plan Process for the development of the Action Plan:

Action Plan Development- Citizens were invited to provide input into development of the Action Plan, including identification of priority needs and setting goals and objectives, through one of more of the following mechanisms: community/stakeholder meetings, community needs survey, requests for funding proposals (RFPs), public comment period and public hearing process.

Community Needs Survey- A Community Needs Survey was made available to Perris residents to solicit community input. The survey was placed on the City's website for online completion and hard copies were made available at one (1) community meeting and two (2) large scale community events which included Trunk of Treat and Veterans Day Parade. Outreach efforts to promote the online survey included: advertisement in the City of Perris Newsletter that was mailed to 21,333 households informing residents of community meetings and requesting their input via the Community Needs Survey. Survey responses were accepted October 16, 2019 through December 31, 2019. As a result, a total of XXX surveys were received.

Public Hearings and/or Meetings- Public hearings provide a major source of citizen input on proposed programs and activities. The City will conduct two public hearings in order to address housing and community development needs on April 14, 2020 and April 28, 2020. Public hearings will be held before the proposed Annual Plan is adopted.

Public Notification- All noticed regarding such hearings, including the date, time, and location, were published in a local newspaper of general circulation at least ten (10) days prior to the date of public hearing.

Evaluation/Review and Comment- Citizens were given the opportunity to review and comment on the Draft One-Year Action Plan from March 4, 2020 through April 28, 2020. The City published a public notice in the local newspaper informing interested persons about the Action Plan review/comment period.

Access to Information/Availability to the Public- As required by Federal regulations, the Action Plan was made available at the following locations: City Clerks Office and Perris Housing Authority.

DRAFT

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Stakeholder Meeting	Community Stakeholders	A total of nine (9) individuals representing seven (7) agencies attending the stakeholder meeting.	A summary of the comments received is included in Appendix: A	All comments were accepted	
2	Community Meeting	Residents	A total of two (2) residents attended the community meeting.	A summary of the comments received is included in Appendix: A	All comments were accepted	
3	Survey	Residents – including non-English speaking, specifically Spanish.	A total of 271 community needs surveys were received from residents.	A summary of the comments received is included in Appendix: A	All comments were accepted	
4	Public Hearing	Residents – including non-English speaking, specifically Spanish Stakeholders	A public review of the Draft Annual Action Plan and Final Annual Action Plan was provided from March 4, 2020 through April 28, 2020.	A summary of the comments received is included in Appendix: A	All comments were accepted	
5	City Newsletter	Residents	A total of 21,333 residents received a copy of the City Newsletter announcing community needs survey and community meetings to provide input.	A summary of the comments received is included in Appendix: A	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This Annual Action Plan for FY 2020-2021 (July 1, 2020 through June 30, 2021) is the second year of the implementation for the five-year Consolidated Plan (2019-2024). Several housing and community development resources are currently

available to the City of Perris and are indicated below:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public-Federal	Admin and Planning, Economic Development, Housing, Public Improvements, Public Services.	\$912,828	\$0	\$0	\$912,828	A HUD formula-based program that annually allocates funds for a wide range of community development activities such as affordable housing, anti-poverty programs, and infrastructure development.
HOME	Public-State	First Time Homebuyer (FTHB) and Tenant Based Rental Assistance (TBRA)	\$500,000	\$98,200	\$0	\$598,200	A State formula-based program that annually allocates funds to support affordable housing.

Table 5 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City and HUD share an interest in leveraging resources to the maximum extent feasible in order to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with other federal, state and local funding sources. The following represents descriptions of the Federal and State resources available during FY 2020-2021:

Community Development Block Grant (CDBG)- CDBG funds are awarded to cities on a formula basis to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities to low-moderate income persons.

HOME Investment Partnership Act (HOME)- HOME funds are awarded to cities on a formula basis and can be used for various housing activities that assist low-to moderate income households. These activities include new construction, acquisition, rehabilitation, homebuyer assistance, tenant based rental assistance, and program planning/administration.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

See discussion above.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

LEAD

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing Opportunity	2020	2021	Fair Housing	City of Perris -- Citywide	Fair Housing	CDBG: \$30,287	Public Service activities other than Low/Moderate Income housing. Benefit: 1,500 persons assisted.
2	Expand Affordable Housing Supply	2020	2021	Affordable Housing	City of Perris -- Citywide	Housing	HOME: \$250,000	Direct Financial Assistance to Homebuyers. Benefit: 5 households assisted.
3	Create and Preserve Affordable Housing	2020	2021	Affordable Housing	City of Perris -- Citywide	Housing	CDBG: \$211,400 HOME: \$150,000	Senior Minor Home Repair Benefit: 20 senior citizen households Tenant Based Rental Assistance Benefit: 10 households assisted.
4	Support Homeless Activities	2020	2021	Homeless	City of Perris -- Citywide	Homelessness	RDA: \$TBD	Overnight/Emergency Shelter/Beds & Case Management: 37 individuals assisted
5	Planning & Program Administration	2020	2021	Program Administration	City of Perris -- Citywide	Administration	CDBG: \$152,278	
6	Provide Quality Public Services	2020	2021	Non-Housing Community Development	City of Perris-- Citywide	Public Services	CDBG: \$136,924	Public service activities other than Low/Moderate income housing. Benefit: 680 individuals assisted
7	Improve Public Infrastructure and Facilities	2020	2021	Non-Housing Community Development	City of Perris-- Citywide	Infrastructure and Public Facilities Improvement	CDBG: \$381,939	Public Facility or Infrastructure Activities other than Low/Moderate income housing. Benefit: 1,000 persons assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Fair Housing
	Goal Description	Fair Housing services including tenant/landlord mediation services and anti-discrimination.
2	Goal Name	Expand Affordable Housing Supply
	Goal Description	Homebuyer Assistance
3	Goal Name	Create and Preserve Affordable Housing
	Goal Description	Create and preserve affordable housing through tenant-based rental assistance and senior home repair.
4	Goal Name	Support Homeless Services
	Goal Description	Activities that assist those that are homeless or at risk of homelessness to include: street outreach, emergency shelter, and case management.
5	Goal Name	Provide Quality Public Services
	Goal Description	Social public services, including but not limited to recreational, educational and health services.
6	Goal Name	Improve public infrastructure and facilities
	Goal Description	Improvements to public infrastructure such as streets and sidewalks.

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the steps that the City of Perris will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2020 (July 1, 2020 through June 30, 2021) using CDBG funds. The following represents a summary of the projects/activities to be undertaken during FY 2020-2021 utilizing CDBG & HOME funds.

Projects

#	Project Name
1	CDBG Administration (2020)
2	Boys and Girls Club of Menifee Valley: Before and After School Program
3	Fair Housing Council of Riverside County: Fair Housing Services
4	Family Services Association: FSA More than a Meal Program
5	Habitat for Humanity Inland Valley: Senior Minor Home Repair
6	Life Lifters international: Community Life Program
7	Love 4 Life Association: Unbreakable Project
8	North County Health Project: Increasing Access to Behavioral Health Services
9	Perris Community Services Department: Inclusive Programming
10	Perris Engineer's Office: Citywide Pedestrian Improvements
11	HOME: First Time Homebuyer (FTHB) Program
12	HOME: Tenant Based Rental Assistance (TBRA)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Approximately forty-two percent (42%) of CDBG funds will be targeted to projects that are within target areas/CDBG-eligible areas such as the Citywide Pedestrian Improvements. The remaining funds will benefit low-income residents city-wide. One hundred percent (100%) of CDBG funds will be dedicated to project that will benefit low-moderate income residents citywide.

One of the greatest challenges in meeting the underserved needs of low- and moderate-income person is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, seniors, youths, and low-income families. The City also proactively seeks additional resources to better meet the underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG PROGRAM ADMINISTRATION
	Target Area	City of Perris- Citywide
	Goals Supported	Promote Fair Housing Opportunity Create and Preserve Affordable Housing Planning and Program Administration Provide Quality Public Services Improve Public Infrastructure and Facilities
	Needs Addressed	General management and program oversight
	Funding	CDBG: \$152,278
	Description	General management and program oversight
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The CDBG Program will be administered from Perris City Hall and will support the CDBG Program citywide.
	Location Description	Citywide- City of Perris
	Planned Activities	CDBG Program management and oversight.

2	Project Name	FAIR HOUSING SERVICES (FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY)
	Target Area	Citywide
	Goals Supported	Descent Housing Provide Quality Public Services
	Needs Addressed	Affirmatively Further Fair Housing
	Funding	CDBG: \$30,287
	Description	Provide fair housing services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,500 persons may be assisted.
	Location Description	4164 Brockton Ave. Riverside, CA 92501 Mon. - Fri. 8 am to 5 pm 23890 Alessandro Blvd. Moreno Valley, CA 92553 Mon. - Fri. 8 am to 5 pm 100 N. D St. Perris, CA 92570 First Tuesday of March, June, September, and December. 1 pm to 4 pm
Planned Activities	Provide fair housing services which include counseling, tenant/landlord mediation and anti-discrimination services.	
3	Project Name	BOYS AND GIRLS CLUB OF MENIFEE VALLEY: BEFORE & AFTER SCHOOL PROGRAM
	Target Area	Citywide
	Goals Supported	Provide Quality Public services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$15,107
	Description	This program will provide financial assistance to youth to pay for discounted programming.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 low-moderate income children will benefit from this program.
	Location Description	904 South D. Street, Perris, CA 92570
	Planned Activities	This program will provide financial assistance to youth to pay for discounted programming.
4	Project Name	LIFE LIFTERS INTERNATIONAL: COMMUNITY LIFE PROGRAM
	Target Area	Citywide
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$35,107
	Description	Provide movement/exercise and art classes to seniors age 62 and over.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 seniors will benefit from this program.
	Location Description	100 North D. Street, Perris, CA 92570
5	Project Name	LOVE 4 LIFE ASSOCIATION: UNBREAKSBLE PROJECT
	Target Area	Citywide
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$13,607

	Description	Provide after school activities on bullying and suicide prevention, self-esteem, spreading kindness, giving resources, creating friendships and more.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low-moderate income youth will benefit from this program.
	Location Description	100 North D. Street, Perris, CA 92570
	Planned Activities	Provide after school activities on bullying and suicide prevention, self-esteem, spreading kindness, giving resources, creating friendships and more.
6	Project Name	FAMILY SERVICES ASSOCIATION: MORE THAN A MEAL
	Target Area	Citywide
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$20,107
	Description	This program will provide nutritious meals to senior citizens, age 62 and over, at the City of Perris Senior Center.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 105 senior citizens, age 62 and over, will benefit from this program.
	Location Description	100 North D. Street, Perris, CA 92570
	Planned Activities	Provide nutritious meals to senior citizens, 62 years of age and older, in a group setting at the City of Perris Senior Center. A registered dietician regulates nutrient value of each meal that will be served. The meals are provided in a setting to help encourage socialization among seniors to support their physical, social, spiritual, emotional, mental and economic well-being.

7	Project Name	PERRIS COMMUNITY SERVICES DEPT.: INCLUSIVE PROGRAMMING
	Target Area	Citywide
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$27,889
	Description	Provide Basketball, Gardening, and Swimming instruction to children and adults with disabilities and/or special needs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low-moderate income individuals will benefit from this program.
	Location Description	101 North D. Street, Perris, CA 92570
	Planned Activities	Provide Basketball, Gardening, and Swimming instruction to children and adults with disabilities and/or special needs.
8	Project Name	NORTH COUNTY HEALTH PROJECT: INCREASING ACCESS TO BEHAVIORAL HEALTH SERVICES
	Target Area	Citywide
	Goals Supported	Provide Quality Public Services
	Needs Addressed	Provide Community and Support Services
	Funding	CDBG: \$25,107
	Description	Provide healthcare and transportation to uninsured patients at the NCHS Perris Health Center to increase access to healthcare.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 low-moderate income individuals will benefit from this program.
	Location Description	1675 North Perris Blvd., Suite G1, Perris, CA 92571
	Planned Activities	Funds will be used to provide approximately 400 uninsured Perris residents with uncompensated medical, dental, and/or behavioral healthcare and medications, as needed. Furthermore, NCHS proposes to provide 200 free rides to and from appointments for uninsured individuals through "Roundtrip," a digital transportation marketplace.
9	Project Name	HABITAT FOR HUMANITY: SENIOR MINOR HOME REPAIR
	Target Area	Citywide
	Goals Supported	Create and Preserve Affordable Housing
	Needs Addressed	Homeowner Housing Rehabilitation
	Funding	CDBG: \$211,400
	Description	Preserve and maintain existing affordable housing for 20 senior citizen, age 62 and over, homeowners.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 senior citizens, age 62 and over, will benefit from this program.
	Location Description	27475 Ynez Road #390, Temecula, CA 92591
	Planned Activities	Homeowner housing improvements/rehabilitation. Projects will include roof repairs/replacement, replacing broken windows, reinforcing accessibility access, exterior painting, and furnace/AC repairs/replacement.
10	Project Name	PERRIS ENGINEER'S OFFICE: CITYWIDE PEDESTRIAN IMPROVEMENTS
	Target Area	Citywide

Goals Supported	Improve Public Infrastructure and Facilities
Needs Addressed	Public Facilities and Improvements
Funding	CDBG: \$381,939
Description	Install sidewalk and various other pedestrian improvements for low/moderate income neighborhoods within the City of Perris.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 low-income persons will benefit from this program.
Location Description	24 South D. Street, Suite 100, Perris, CA 92570.
Planned Activities	Install sidewalk and various other pedestrian improvements for low/moderate income neighborhoods within the City of Perris. There is lack of sidewalk and lack of safe pedestrian paths in certain areas of the City. This proposed project would provide improved pedestrian infrastructure for local residents to feel safe.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

100% of the funds are allocated to projects that meet the low-moderate income clientele, low-moderate housing, or low-moderate area national objective. A summary of the proposed projects indicates that forty-two percent (42%) of the funding will be distributed to projects in low-moderate areas, while the other fifty-eight percent (58%) will be distributed to projects based on low-moderate clientele.

Geographic Distribution

Target Area	Percentage of Funds
City of Perris- Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City's FY 2020-2021 Annual Action Plan are in line with the City's FY 2019-2024 Consolidated Plan and form the basis for allocation investments geographically within the jurisdiction during FY 2020. The established priorities are:

High Priority

- Rehabilitate and Preserve Homeownership
- Affirmatively Furthering Fair Housing
- Provide Community and Supportive Services for the Elderly, Youth, Veterans and Special Needs Population
- Provide Infrastructure Improvements in Eligible Areas
- Provide Public Facility Improvements in Eligible Areas
- Planning and Administration

Low Priority

- Expand Affordable Housing
- Improve Access to Homeless Services Through Street Outreach
- Create Economic Development Opportunities

Discussion

The Priority Level is relevant only for the use of CDBG funds. A Low Priority need does not necessarily mean the City will not address that need with other funding mechanism or activities.

The City will use CDBG funds to fund activities that address High Priority needs. As funding

permits during the Consolidated Plan period, the City may also pursue activities that address the Low Priority Needs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize CDBG & HOME funds to support housing activities for FY 2020-2021. Below is a summary of Affordable Housing Goals for FY 2020-2021:

One Year Goals for the Number of Households to be Supported	
Homeless	37
Non-Homeless	35
Special-Needs	0
Total	72

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	47
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	5
Total	72

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

No further discussion.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in the City of Perris.

Actions planned during the next year to address the needs to public housing

Not applicable- The City does not have public housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable- The City does not have public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable- The City does not have public housing.

Discussion

No further discussion.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The needs of homeless and chronic homeless persons range from outreach, case management and referral services to transportation and rental assistance among the many essential services needed to assist with permanent shelter. The City of Perris is a part of Riverside County's Continuum of Care for the homeless. The Continuum of Care is the region's plan for supporting and providing needs and services for homeless individuals and families in Riverside County. The City supports all agencies that address homelessness in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Perris is currently partnering with the Social Work Action Group (SWAG) for mobile homeless street outreach services to homeless persons. This includes case management, counseling and outreach to the homeless to encourage and recommend shelter facilities to those in need. Other outreach and assessment are provided through several of churches. The City of Perris is a participant in Riverside County's Continuum of Care for the Homeless. The Riverside County Homeless Program Unit's primary purpose is to develop and maintain an effective county-wide Continuum of Care, which is the region's plan on organizing, delivering supportive social services, and providing outreach and assessment that meet the specific needs of homeless individuals and families. The goal of the Continuum of Care is to support homeless individuals move toward stable housing and maximum self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs populations. Agencies that undertake activities to address homeless prevention, emergency shelter, transitional housing and supportive housing include, but not limited to, Lutheran Social and Welfare Services, U.S. Veterans Initiative and Riverside County Department of Social Services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing

Individuals and families who were recently homeless from becoming homeless again

Chronically homeless individuals are those who have lived in a place not meant for human habitation for a year, or for three or more times within four years. Additionally, chronically homeless individuals have the barrier of living with a disability. These combined factors often lead to isolation and a survival mentality. Moving people from chronic homelessness to living in and maintaining permanent housing requires multi-level efforts.

The City's partnering agencies address reducing homelessness through outreach efforts to persons in need, assessments for medical and essential service needs, options for permanent housing and other needs. The City's partnership with SWAG provides:

1. Organize and Facilitate Point-in-Time Count
2. Conduct Homeless Street Outreach in partnership with law enforcement to address specific "hot spot" areas as identified by SWAG, City of Perris staff, and the Riverside Sheriff's Department.
 - a) Respond to homeless service requests made by city staff, law enforcement, businesses and concerned residents.
 - b) Include in the "by-name census," specifically for the City of Perris, names of all individuals encountered.
 - c) Facilitate bus trips home -- family reunification for individuals wanting to reunite with an identified support system that is out of the Perris area.
 - d) Assist individuals found living on the street to obtain transportation and admittance to emergency shelter and transitional program options.
 - e) Conduct Riverside County housing assessments (VI-SPDAT when applicable) to unsheltered homeless individuals and families and provide navigation services.
 - f) Participate in weekly Coordinated Entry Housing Navigation meetings to ensure clients are being linked to Riverside County Continuum of Care housing resources.
3. Provide strategic outreach services in partnership with City of Perris Housing Authority and Perris School Districts to identify individuals and families, who are homeless and at-risk of becoming homeless, and connect them to applicable services.
4. Facilitate quarterly landlord fairs and continuous education, training and recruitment.
5. Facilitate Monthly Homeless Task Force Meetings, community asset mapping for strategic coordination and alignment of community resources that serve at-risk/homeless population.
6. Participate in City-sponsored community events.
7. Connect homeless population to appropriate housing solutions throughout

Riverside County.

8. Develop informational content including material for the Compassionate Giving Campaign and for dissemination throughout the community. The Campaign will encourage stakeholders, faith-based groups, community groups, businesses, and concerned residents to discourage well-intended activities that enable the chronically homeless to remain on the streets and focus their efforts on long-term solutions.
9. Coordinate a series of lectures open and available to the public.
10. Provide support to the City of Perris through training, presentations and sharing updates related to trends in regional homeless efforts.
11. Provide SWAG Report Card to community members to provide input and feedback.
12. Provide monthly and quarterly data collection of key activities and results, community partners/businesses engaged.
13. Attend and participate in City Council meetings as requested.

SWAG is often the primary source for referrals and assistance to homeless persons, and primary contact for unsheltered individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to participate in the County of Riverside's Continuum of Care and support non-profit agencies who address homeless and other special needs of the homeless and those at risk of becoming homeless.

Many local non-profit faith-based organizations and those partnering with the Riverside County Continuum of care provide essential services such as: food, clothing, infant supplies, and utility assistance to extremely low, low- and moderate-income families and individuals. The City of Perris also has a Family Resource Center which offers basic needs, shelter, utility assistance, childcare, health, and rental housing assistance.

Discussion

No further discussion.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

One of the largest barriers to affordable housing in the City is the lack of affordable units. While all segments of the low- and moderate-income population need more affordable housing, the greatest need is affordable units for families. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. Different types of housing funds such as Low-Income Housing Tax Credits, HOME, CalHOME and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

Barriers to affordable housing include:

1. The reluctance of builders to invest in affordable housing projects.
2. The lack of sufficient financial resources for development of affordable units.
3. The overall relatively slow growth of income versus the rapid increase in population growth and relative increase in housing prices.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Keeping housing affordable by providing owner-occupied minor repair services is an effective way to reduce barriers to affordable housing. The Senior Minor Home Repair Program will target low income senior households and provide repairs to their homes including condominiums, mobile homes and single-family homes, preserving the affordable housing stock.

Discussion:

No further discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

The following proposed actions will be undertaken to address the areas indicated below:

Actions planned to address obstacles to meeting underserved needs

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including those at risk of homelessness, youths, seniors, and low-income families. Such programs include homeownership assistance, housing rehabilitation, rental assistance, health and public services, and fair housing services. The City also proactively seeks additional resources to better meet the underserved needs.

Actions planned to foster and maintain affordable housing

The City will contribute to the preservation of the existing affordable housing stock through the Senior Home Repair Program. In FY 2020 \$211,400 in CDBG funds will be used to assist senior citizen homeowners, aged 62 and over, to address accessibility repairs and other minor repairs to the exterior of their homes. This activity is expected to provide repair assistance to 20 households.

Through HOME funds the City will provide Tenant Based Rental Assistance (TBRA) to bridge the affordability gap and a First Time Homebuyer Program (FTHB).

Actions planned to reduce lead-based paint hazards

The city continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City will address the problem of LBP hazard with inspections and risk assessments in conjunction with all housing programs.

Actions planned to reduce the number of poverty-level families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During FY 2020-2021, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City will allocate 15 percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty. The City will fund public service programs that assist extremely low

and low-income persons, including but not limited to food programs, free or low price health service program, etc.

Actions planned to develop institutional structure

The City has an including institutional structure approach that uses a variety of organizations and departments within the City to carry out its housing, homeless, and community development plan. The City continues to streamline and to make improvements to the delivery system to best serve the community through activities and services. As the needs of low to moderate income residents change, the demand for types of services and programs will also change. This may result in future revisions to the Annual Action Plan through amendments as necessary.

Actions planned to enhance coordination between public and private housing and social service agencies

The City coordinates with non-profit providers, community and faith-based organizations, public institutions and City Departments in the development of the Action Plan. The City will continue to coordinate in the future to ensure quality services are being made available to low income persons.

Discussion:

See discussion above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following describes other program specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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The City does not anticipate generating any program income during the FY 2020-2021 planning period.

Of the City's FY 2020-2021 CDBG allocation, 20 percent is being allocated for eligible planning and administration activities. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent, 100 percent will be used to benefit low- and moderate-income persons.

APPENDIX A: SUMMARY OF PUBLIC OUTREACH

Community Workshop

The following are public comments that were brought up at the CDBG Community Meeting in preparation for the FY 2020-2021 Annual Action Plan:

Meeting Date: November 7, 2019

Time: 6:00 pm

Location: City Council Chambers

Attendance: 2 residents

1. Lack of advertising of City events and meetings.

Staff pointed out to resident that all city events, classes, etc. are placed in the On-Track Newsletter. Resident said they don't look at it and its just full of ads.

2. Change the name of the On-Track Newsletter to something catchier and more obvious that it has community resources. Or have more information on the cover.
3. Use the Electronic boards to advertise more events and community meetings.
4. Are SWAG homeless committee meetings open to the public?

Staff announced that the homeless committee is open to the public and provided the staff contact to verify the meeting dates and times.

5. Mental health services needed.
6. What kind of grants can the Perris Theatre apply for?

Depending on the project, it may qualify for CDBG funds.

7. Staff announced the Technical Assistance Workshop for the upcoming 2020-2021 CDBG program year to be held on December 2, 2019 at 10am and 2pm at the Perris Council Chambers.
8. More after school programs.

Staff informed the attendees that the Teen Center hosts a variety of after school activities including tutoring. Computers are available free of charge as well.

9. Have teen centers at the schools such as Pinacate.
10. More programming to help kids get better grades at school.
11. Sidewalks and flood prevention needed on A Street & Mountain by Rotary Park.

12. Crossing guards needed at Pinacate Middle School. Cars are speeding in the area when kids are present. It's an accident waiting to happen. Maybe have speed bumps or more police presence when kids getting to school and leaving.
13. Downtown Crime Prevention programs.
14. Homeless shelter

Stakeholder Meeting

Meeting Date: November 19, 2019

Time: 10:00 am

Location: City Council Chambers

Attendance:

Encouragers Counseling & Training: Vicki Coffman

Women Achieving Success: Katie McClendon, Trina Dunkley, & Ginger Galloway

North County Health Services: Isaias Sanchez

Boys & Girls Club of Menifee Valley: Julia Burch

Love 4 Life Association: Wendy Romero

Habitat for Humanity: Mary Stein and Tammy Marine

Senator Richard Roth's Office: Carina Tamayo

Mental Health & Abuse Issues

1. Domestic Violence
2. Disabled services
3. Mental Health for African American males and Latinas
4. Suicide awareness and prevention
5. Sliding scale payment options for medical treatment and medicine

Employment

1. Jobs for youth
2. **North County Health Services (NCHS) provides medical reception internships for high school students**
3. City gardens are dying so hire high school students to maintain them and provide them with a stipend.

Public Services

1. **Cultural Center needed. The City of Perris has activities but there is no central HUB. There is a need for cultural arts and cultural theatre.**
2. Services for foster children such as Inspireworks.
3. Farmers Market. Provide a discount for farmers market to people who attend/complete a City gardening class.
4. Veterans mentoring youth program.

Housing

1. Assistance with renter's insurance
2. **Support for continued home repair- especially for seniors**

3. New housing units
4. Assistance for people who have been evicted to obtain housing as it is more difficult to secure housing after an eviction.
5. Renting is more than a mortgage.
6. Successful shelters such as Genesis in Los Angeles and Project Touch in Temecula.

Infrastructure

1. More frequent transportation schedules for the bus.
2. Metrolink on the weekend has a limited schedule so not many people can use it.
3. NCHS provides free rides to medical appointments as they are partnered with Roundtrip.

CDBG Program

1. Use of universal CDBG application for all funded programs so clients do not have to complete an application with each sub-recipient.
2. Conduct a Community Resource Fair to showcase the sub-recipient's programs to the community. Start application process there.

Outreach. Citizen Participation

1. Peachjar is not good in the sense that not many people respond to the flyers. Its impersonal.
2. Utilize the City's 2 electronic billboards
3. Present at PTA meetings, back to school nights, Cops n Clergy, and church bulletins.