

*For further information on an agenda item, please contact  
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**

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20  
THIS MEETING WILL ALSO BE CONDUCTED AS A REMOTE MEETING VIA  
ZOOM**

**Tuesday, April 27, 2021  
6:30 P.M.**

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

***CLOSED SESSION:*** 5:45 P.M.

***ROLL CALL:***

Rogers, Nava, Corona, Rabb, Vargas

- A. Conference with Labor Negotiators - Government Code Section  
54957.6  
City Negotiator: Clara Miramontes, Interim City Manager  
Employee Organization: Teamsters Local 911

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

**2. *ROLL CALL:***

Rogers, Nava, Corona, Rabb, Vargas

**3. *INVOCATION:***

Pastor Terry L. Wells  
First Baptist Church of Perris  
311 E. 5th St. Perris CA 92571

**4. PLEDGE OF ALLEGIANCE:**

Councilmember Rogers 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. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:**

**8. APPROVAL OF MINUTES:**

A. Consideration to approve the Minutes of the Regular Joint Meeting held on April 13, 2021 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.

**9. 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 Proposed Ordinance Number 1399 to Amend Municipal Code Sections 5.58.110(c) and 5.58.124(c) to allow cannabis cultivation and distribution within the Commercial Zone. (Applicant: Nick Ortega, CI Wellness, LLC)

The Second Reading of Proposed Ordinance Number 1399 is entitled:

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING PERRIS MUNICIPAL CODE SECTIONS 5.58.110(C) AND 5.58.124(C) TO CHANGE THE LOCATION REQUIREMENTS FOR COMMERCIAL CANNABIS CULTIVATION AND WHOLESALE DISTRIBUTION OPERATIONS**

B. Consideration to adopt the Second Reading of Proposed Ordinance Number 1400 updating the Local Development Mitigation Fee (LDMF) Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The Second Reading of Proposed Ordinance Number 1400 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO UPDATE THE LOCAL DEVELOPMENT MITIGATION FEE FOR FUNDING THE PRESERVATION OF NATURAL ECOSYSTEMS IN ACCORDANCE WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN

- C. Consideration to adopt the plans and specifications for the CDBG Citywide Sidewalk Improvements Project, award the contract to L.C. Paving & Sealing, Inc., and reject all other bids.
- D. Consideration to approve Inland Valley Pipeline's request for a local road closure on Encanto Drive, between Ethanac Road and McLaughlin Road, and a portion of McLaughlin Road, between Encanto Drive and Alta Avenue for seven days.

**10. 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 the First Reading of Proposed Ordinance Number (next in order) placing CR&R residential refuse collection charges on property tax rolls instead of including the charges in water bills.

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING SECTION 7.16.080 OF THE PERRIS MUNICIPAL CODE TO AUTHORIZE THE RIVERSIDE COUNTY TAX COLLECTOR TO PLACE RESIDENTIAL REFUSE COLLECTION CHARGES ON THE PROPERTY TAX ROLLS

Introduced by: Director of Finance Ernie Reyna

**PUBLIC COMMENT**

- B. Consideration to adopt Resolution Number (next in order) approving the Community Development Block Grant Action Plan FY 2021-2022.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,  
APPROVING THE FY 2021-2022 ACTION PLAN WITH PROPOSED  
FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) FEDERAL ENTITLEMENT PROGRAM

Introduced by: Interim City Manager Clara Miramontes

#### PUBLIC COMMENT

**11. 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.***

**12. 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.***

**13. 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.***

**14. CITY MANAGER’S REPORT:**

**15. 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.*

#### **COVID-19 REMOTE PUBLIC COMMENT/CITIZEN PARTICIPATION**

*With the intent of adhering to the new community guidelines from the Center for Disease Control, the City of Perris will allow for remote public comment and participation at upcoming City Council meetings via Zoom. Public Comment is limited to three (3) minutes.*

## ***ZOOM MEETING INFORMATION***

When: April 27, 2021 06:30 PM Pacific Time (US and Canada)  
Topic: City Council Meeting

In order to provide Public Comment via Zoom, participants will be required to register at the following link:

[https://zoom.us/webinar/register/WN\\_219\\_wGzZQP2Eo0v4edgBRg](https://zoom.us/webinar/register/WN_219_wGzZQP2Eo0v4edgBRg)

After registering, you will receive a confirmation email containing information about joining the meeting.

During the council meeting, if you wish to speak, via Zoom, for public comment on any item, please select the raise hand icon next to your name. The moderator will grant you access to speak. Public Comment is limited to (3) three minutes.

## ***THE CITY COUNCIL MEETING IS ALSO AVAILABLE FOR VIEWING AT THE FOLLOWING:***

City's Website:

<https://www.cityofperris.org/government/city-council/council-meetings>

YouTube:

<https://www.youtube.com/channel/UC24S1shebXkJFv3BnxdkPpg>

Facebook:

<https://www.facebook.com/PerrisToday/>

For cable subscribers only within Perris:

Spectrum: Channel 3

Frontier: Channel 16



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

8.A.

**MEETING DATE:** April 27, 2021

**SUBJECT:** Approval of Minutes

**REQUESTED ACTION:** Approve the Minutes of the Regular Joint City Council Meeting held on April 13, 2021.

**CONTACT:** Nancy Salazar, City Clerk *NS*

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**BACKGROUND/DISCUSSION:** None

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**BUDGET (or FISCAL) IMPACT:** None

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

**REVIEWED BY:**

City Attorney \_\_\_\_\_

Assistant City Manager \_\_\_\_\_

Finance Director *ER*

Attachments: 1. Minutes-April 13, 2021

Consent:

Public Hearing:

Business Item:

Presentation:

Other: Approval of Minutes

# ***CITY OF PERRIS***

## MINUTES:

Date of Meeting: April 13, 2021

06:30 PM

Place of Meeting: City Council Chambers

**PURSUANT TO GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20 THIS MEETING WAS ALSO CONDUCTED AS A REMOTE MEETING VIA ZOOM**

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

**Mayor Vargas called the Regular City Council meeting to order at 6:31 p.m.**

2. ROLL CALL:

**Present: Rabb, Rogers, Nava, Corona, Vargas**

Staff Members Present: Interim City Manager Miramontes, City Attorney Dunn, City Engineer McKibbin, Assistant City Manager Carlos, Police Captain Sims, Chief Information Officer Cervantes, Director of Community Services Chavez, Director of Finance Reyna, Interim Director of Development Services Neal, Director of Administrative Services Amozgar, Director of Public Works Hill, Assistant City Clerk Haughney and City Clerk Salazar.

3. INVOCATION:

Pastor Noland Turnage

The Grove Community Church

19900 Grove Community Drive, Riverside CA 92508

4. PLEDGE OF ALLEGIANCE:

**Mayor Pro Tem Rabb led the Pledge of Allegiance.**

5. REPORT ON CLOSED SESSION ITEMS:

**There was no Closed Session.**

6. PRESENTATIONS/ANNOUNCEMENTS:

A. Presentation of a Proclamation to Riverside County Habitat Conservation Authority in recognition of Conservation Appreciation Month.

B. Presentation of a Proclamation to One Legacy in recognition of National DMV Donate Life Month.

7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:

8. APPROVAL OF MINUTES:

- A. Approved the Minutes of the Regular Joint Meeting held on March 30, 2021 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 Rita Rogers, seconded by David Starr Rabb to Approve the Minutes, as presented.

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

NOES:

ABSENT:

ABSTAIN:

9. CONSENT CALENDAR:

**Councilmember Nava requested that Item 9.C. be pulled for separate consideration.**

**Mayor Vargas called for Public Comment. There was no Public Comment.**

- A. Adopted the Second Reading of proposed Ordinance Number 1398 authorizing the levy of a special tax within Community Facilities District No. 2021-1 (Avion Pointe/Acacia).

The Second Reading of Ordinance Number 1389 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2021-1 (AVION POINTE/ACACIA) OF THE CITY OF PERRIS AUTHORIZING THE LEVY OF A SPECIAL TAX WITHIN SAID DISTRICT

- B. Approved Acceptance of Donation to the City of Real Property Located on the East Side of Perris Boulevard between Orange and Citrus Avenues (Assessor's Parcel Nos. 320-050-016 and 320-090-001) and Payment for Drainage Easement.

- C. Approved Final Parcel Map 20-05150 (TPM 37457) to consolidate four parcels into one lot to facilitate the construction of a 428,730 square foot (SF) industrial building into 24.2 acres located at the northwest corner of Indian Avenue and Ramona Expressway. (Applicant: IDI Logistics, Inc.)

**Councilmember Nava requested that this item be considered separately.**

**The following Councilmember spoke:**

**Nava**

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve Item 9.C., as presented.

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



NOES: Marisela Nava

ABSENT:

ABSTAIN:

- D. Approved Contract Award Augmentation for Hirsch and Associates, Inc. for the professional architectural services required to complete the development of the Morgan Park Phase II Project.
- E. Awarded a contract to Hera General Engineering for grading work at Enchanted Hills Park.
- F. Received and filed the City's 2019-2020 Financial Statements.
- G. Approved the City's Monthly Check Register for February 2021.

The Mayor called for a motion.

M/S/C: Moved by Rita Rogers, seconded by David Starr Rabb to Approve the Consent Calendar, as presented, with the exception of item 9.C.

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

NOES:

ABSENT:

ABSTAIN:

10. PUBLIC HEARINGS:

- A. This item was continued to a date non-specific-Consideration to adopt of the First Reading of Proposed Ordinance Number (next in order) placing CR&R residential refuse collection charges on property tax rolls instead of including the charges in water bills.

The First Reading of Proposed Ordinance Number (next in order) is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING SECTION 7.16.080 OF THE PERRIS MUNICIPAL CODE TO AUTHORIZE THE RIVERSIDE COUNTY TAX COLLECTOR TO PLACE RESIDENTIAL REFUSE COLLECTION CHARGES ON THE PROPERTY TAX ROLLS

**City Attorney Eric Dunn gave the presentation on this item.**

**The following Councilmember's spoke:**

**Rogers**

**Corona**

**The Mayor opened the Public Hearing at 7:23 p.m.**

**The following person spoke at Public Comment:**

**Elizabeth Ayala**

**The Mayor closed the Public Hearing at 7:27 p.m.**

**The following Councilmember's spoke:**

**Corona**

**Nava**

**Rabb**

**The City Council gave direction to bring this item back with a presentation of the options available.**

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Rita Rogers to Approve Continuance of this item to a date non-specific.

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

NOES:

ABSENT:

ABSTAIN:

- B. Adopted the First Reading of Proposed Ordinance Number 1399 to Amend Municipal Code Sections 5.58.110(c) and 5.58.124(c) to allow cannabis cultivation and distribution within the Commercial Zone. (Applicant: Nick Ortega, CI Wellness, LLC)

The First Reading of Ordinance Number 1399 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING PERRIS MUNICIPAL CODE SECTIONS 5.58.110(C) AND 5.58.124(C) TO CHANGE THE LOCATION REQUIREMENTS FOR COMMERCIAL CANNABIS CULTIVATION AND WHOLESALE DISTRIBUTION OPERATIONS

**Planning Manager Kenneth Phung gave the presentation on this item.**

**The Mayor opened the Public Hearing at 7:38 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 7:38 p.m.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve the First Reading of Ordinance Number 1399, as presented.

AYES: David Starr Rabb, Marisela Nava, Malcolm Corona, Michael Vargas

NOES: Rita Rogers

ABSENT:

ABSTAIN:

- C. Adopted the First Reading of Proposed Ordinance Number 1400 and Resolution Number 5783 updating the Local Development Mitigation Fee (LDMF) Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The First Reading of Ordinance Number 1400 is entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO UPDATE THE LOCAL

**DEVELOPMENT MITIGATION FEE FOR FUNDING THE PRESERVATION OF NATURAL ECOSYSTEMS IN ACCORDANCE WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN**

**Resolution Number 5783 is entitled:**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ADOPTING THE UPDATED WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN NEXUS FEE STUDY AND, BASED UPON SUCH STUDY, UPDATING THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN LOCAL DEVELOPMENT MITIGATION FEE APPLICABLE TO ALL DEVELOPMENTS IN THE PLAN AREA**

**Planning Manager Kenneth Phung gave the presentation on this item.**

**The Mayor opened the Public Hearing at 7:44 p.m. There was no Public Comment.**

**The Mayor closed the Public Hearing at 7:44 p.m.**

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Rita Rogers to Approve the First Reading of Ordinance Number 1400 and Resolution Number 5783, as presented.

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

NOES:

ABSENT:

ABSTAIN:

11. **BUSINESS ITEMS:**

**There were no Business Items.**

12. **PUBLIC COMMENT/CITIZEN PARTICIPATION:**

**The following person spoke at Public Comment:  
Elizabeth Ayala**

13. **COUNCIL COMMUNICATIONS:**

**The following Councilmember's spoke:**

**Corona**

**Nava**

**Rogers**

**Rabb**

**Vargas**

14. **CITY MANAGER'S REPORT:**

15. **ADJOURNMENT:**

**There being no further business Mayor Vargas adjourned the Regular City Council meeting at 8:09 p.m. in memory of David Starr Rabb, Sr., the father of Councilmember**

**David Starr Rabb, Jr., who passed away on April 6, 2021.**

**Respectfully Submitted,**

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**Nancy Salazar, City Clerk**



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** **Ordinance Amendment 21-05050** - An Ordinance Amendment to Municipal Code Sections 5.58.110(c) and 5.58.124(c) to allow cannabis cultivation and distribution within the Commercial zone. **Applicant:** Nick Ortega, CI Wellness, LLC

**REQUESTED ACTION:** **Adopt the second reading of Ordinance No. 1399** to approve Ordinance Amendment 21-05050 to allow cannabis cultivation and distribution within the Commercial zone of the north and south cannabis green areas except on Commercial zone properties within 500-feet of Perris Boulevard.

**CONTACT:** Candida Neal, Interim Director of Development Services

#### BACKGROUND/DISCUSSION:

On April 13, 2021, the City Council voted 4-1 (Rogers, No) to approve Ordinance Amendment 21-05050 to introduce the first reading of Ordinance No. 1399 to allow cannabis cultivation and distribution in the Commercial (C) zone of the north and south cannabis designated areas, except on Commercial zone properties within 500-feet of Perris Boulevard. The Ordinance Amendment opens up additional properties available for cannabis use along Harley Knox Boulevard at Perris Boulevard and along the south side of Harley Knox Boulevard and Oleander Avenue. Upon adoption of the Ordinance Amendment, Municipal Code Sections 5.58.110(c) and 5.58.124(c) to allow cannabis cultivation and distribution within the Commercial zone will become enacted thirty days thereafter (May 28, 2021).

**BUDGET (or FISCAL) IMPACT:** The cost for staff preparation of this item is borne by the applicant.

Prepared by: Kenneth Phung, Planning Manager  
 Reviewed by: Candida Neal, Interim Director of Development Services

City Attorney \_\_\_\_\_  
 Assistant City Manager \_\_\_\_\_  
 Finance Director ER

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

- Attachments:**
1. Ordinance No. 1399
  2. South Perris Cannabis Green Area
  3. North Perris Cannabis Green Area
  4. Close-up Map of Commercial Zone Areas
  5. City Council submittal dated April 13, 2021

**ATTACHMENT 1**  
**ORDINANCE NO. 1399**

**ORDINANCE NO. 1399**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, AMENDING PERRIS MUNICIPAL CODE SECTIONS 5.58.110(C) AND 5.58.124(C) TO CHANGE THE LOCATION REQUIREMENTS FOR COMMERCIAL CANNABIS CULTIVATION AND WHOLESALE DISTRIBUTION OPERATIONS**

**WHEREAS**, Chapter 5.58 of the Perris Municipal Code (“PMC”) provides regulations for commercial marijuana operations engaged in indoor or mixed-light cultivation (pursuant to PMC Section 5.58.110) and commercial marijuana operations engaged in distribution (pursuant to PMC Section 5.58.124), as these terms are defined therein;

**WHEREAS**, more specifically, PMC Section 5.58.110(C) and PMC 5.58.124(C) provide for location requirements for indoor or mixed-light cultivation and distribution, respectively;

**WHEREAS**, indoor or mixed-light cultivation and distribution provide economic development in the City;

**WHEREAS**, the City desires to encourage economic development in the City;

**WHEREAS**, the City now desires to amend such location requirements as provided herein.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are incorporated herein by this reference.

**Section 2. Amendment to Commercial Cultivation Location Requirements.** PMC Section 5.58.110(C) is hereby amended as highlighted in BOLD and strike-through below:

(C). Location Restrictions.

1. No cultivation operation shall locate or operate in any area or zone of the City of Perris, other than in the following subareas of the Light Industrial (LI) Zone, ~~or~~ the General Industrial (GI) Zone, **or the Commercial (C) Zone** as defined more fully in Chapter 19.44 (Industrial Zones), **and Chapter 19.38 (Commercial)** of Title 19 (Zoning) of the Perris Municipal Code:

a. North Perris: North of Perry Street to the city limits, between the Perris Valley Storm Drain Channel and the I-215 Freeway.



b. South Perris: North of Watson Road, south of Ellis Avenue, between the Perris Valley Storm Drain Channel and Santa Fe Railroad.

2. No cultivation operation shall locate within 600 feet of a school, park, place of worship, youth-oriented facility, youth center, day care center or residential zone. The distance shall be measured as the horizontal distance measured in a straight line from the property line of one site to the property line of another site.

3. **No cultivation operation shall locate within 500 feet of Perris Blvd.**

Section 3. Amendment to Distribution Location Requirements.  
PMC Section 5.58.124(C) is hereby amended as highlighted in BOLD and strike-through below:

(C). Location Restrictions.

1. No cultivation operation shall locate or operate in any area or zone of the City of Perris, other than in the following subareas of the Light Industrial (LI) Zone, ~~or~~ the General Industrial (GI) Zone, **or the Commercial (C) Zone** as defined more fully in Chapter 19.44 (Industrial Zones), **and Chapter 19.38 (Commercial)** of Title 19 (Zoning) of the Perris Municipal Code:

a. North Perris: North of Perry Street to the city limits, between the Perris Valley Storm Drain Channel and the I-215 Freeway.

b. South Perris: North of Watson Road, south of Ellis Avenue, between the Perris Valley Storm Drain Channel and Santa Fe Railroad.

2. No cultivation operation shall locate within 600 feet of a school, park, place of worship, youth-oriented facility, youth center, day care center or residential zone. The distance shall be measured as the horizontal distance measured in a straight line from the property line of one site to the property line of another site.

3. **No cultivation operation shall locate within 500 feet of Perris Blvd.**

**Section 3. Severability.** If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declare that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 4. Effective Date.** This Ordinance shall take effect 30 days after its adoption.

**Section 5. 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
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 Ordinance No. 1399 was duly adopted by the City Council of the City of Perris at a regular meeting of said Council on the \_\_\_th day of \_\_\_\_\_, 2021, and that it was so adopted by the following vote:

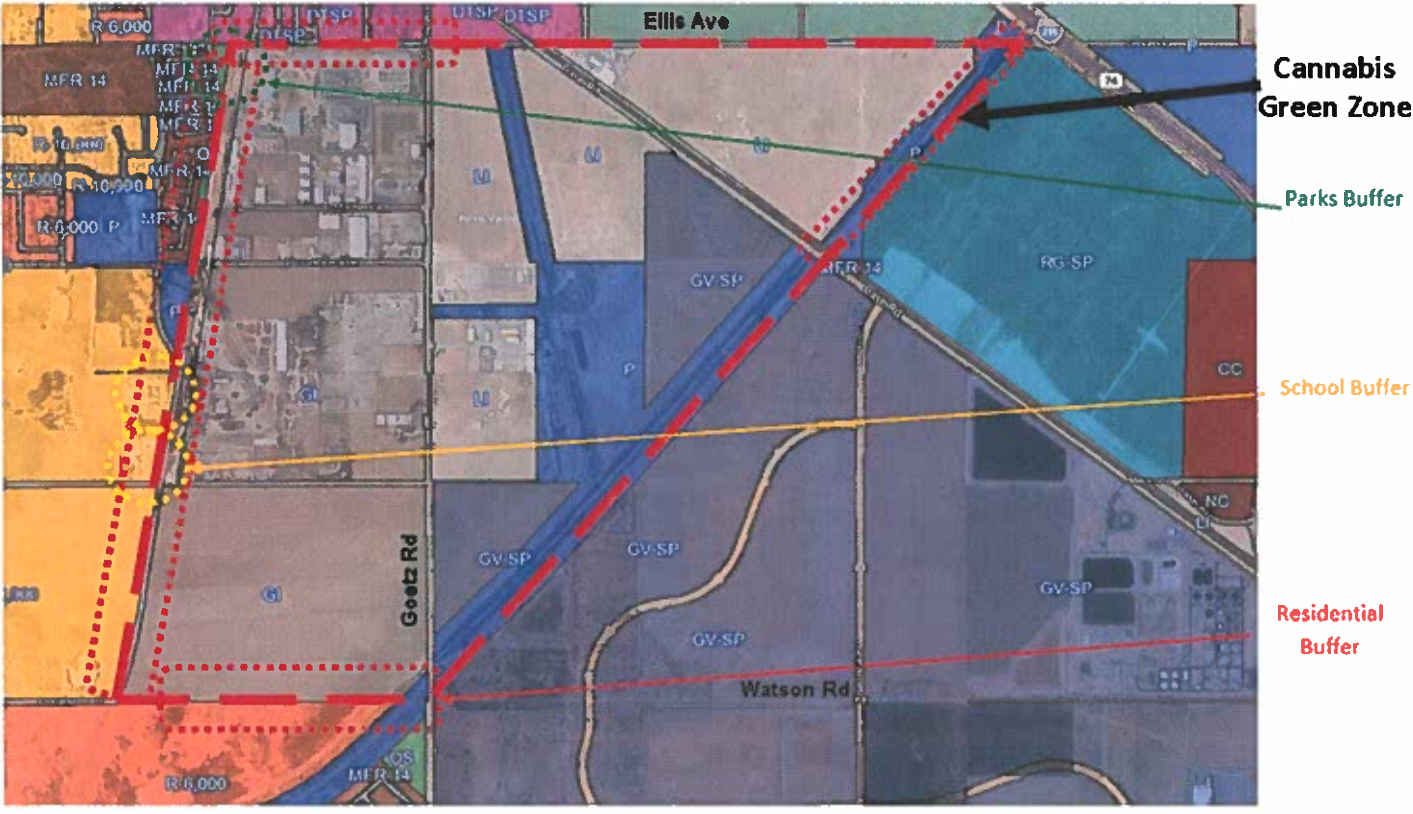
AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
City Clerk, Nancy Salazar

## ATTACHMENT 2

SOUTH PERRIS CANNABIS GREEN AREA

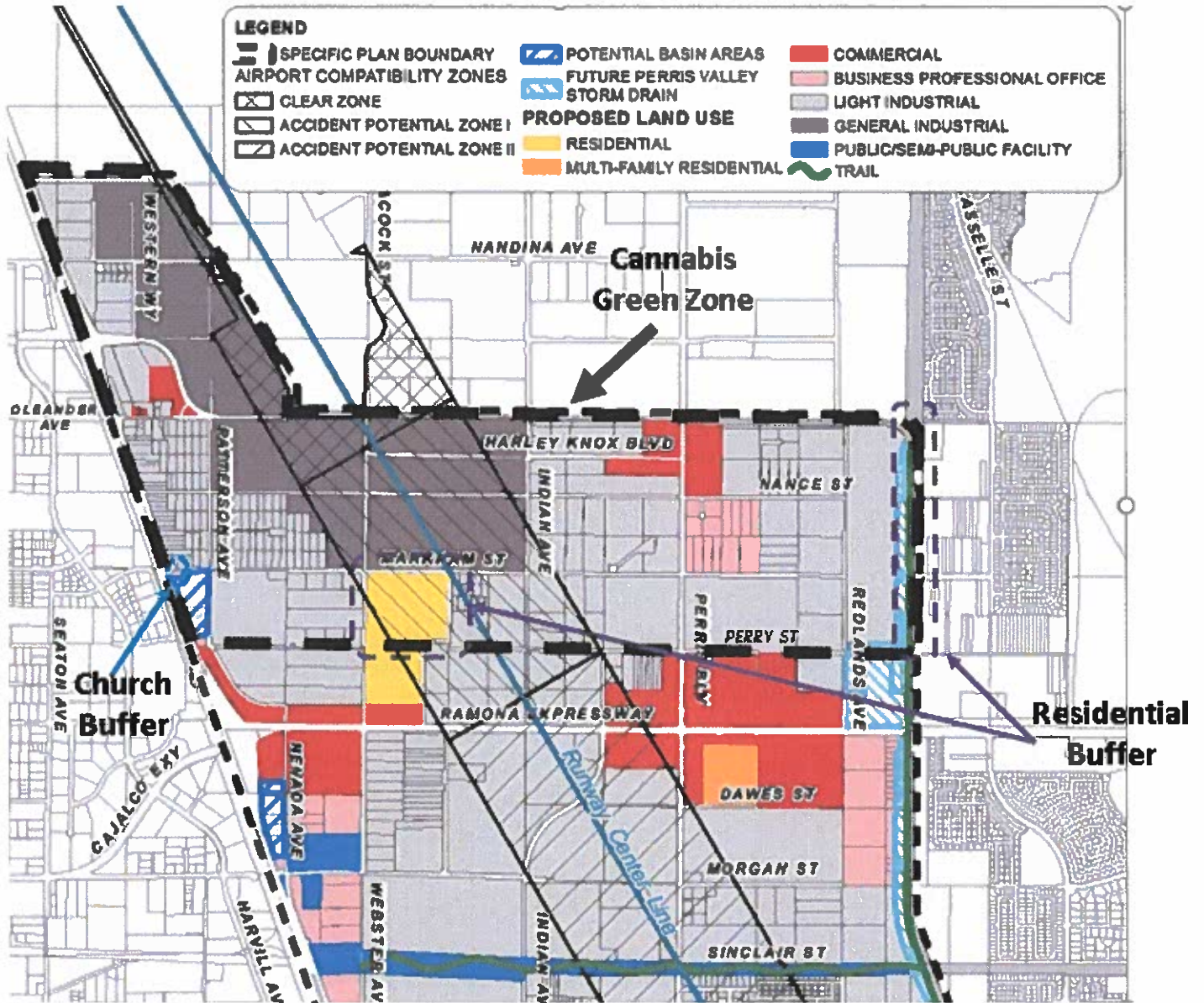
# SOUTH PERRIS CANNABIS GREEN AREA



## ATTACHMENT 3

NORTH PERRIS CANNABIS GREEN AREA

# NORTH PERRIS CANNABIS GREEN AREA



## ATTACHMENT 4

CLOSE-UP MAP OF COMMERCIAL ZONE AREAS

# CLOSE-UP MAP OF COMMERCIAL ZONE AREAS

## Commercial Zoned Area at Harley Knox and Perris Boulevard



## Commercial Zoned Area on the South Side Harley Knox at Oleander Avenue





**ATTACHMENT 5**

**CITY COUNCIL SUBMITTAL**

**DATED APRIL 13, 2021**



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** April 13, 2021

**SUBJECT:** **Ordinance Amendment 21-05050** - An Ordinance Amendment to Municipal Code Sections 5.58.110(c) and 5.58.124(c) to allow cannabis cultivation and distribution within the Commercial zone. **Applicant:** Nick Ortega, CI Wellness, LLC

**REQUESTED ACTION:** Adopt the first reading of **Ordinance No. (next in order)** to approve Ordinance Amendment 21-05050 to allow cannabis cultivation and distribution within the Commercial zone of the north and south cannabis green areas except on Commercial zone properties within 500-feet of Perris Boulevard.

**CONTACT:** Candida Neal, Interim Director of Development Services

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#### **BACKGROUND/DISCUSSION:**

On March 21, 2021, Nick Ortega with CI Wellness, LLC filed a request to amend Municipal Code Sections 5.58.110(C) and 5.58.124(C) to allow cannabis cultivation and distribution in the Commercial (C) zone within the Commercial zone of the north and south cannabis designated areas. Cannabis cultivation and distribution are currently allowed in the Light Industrial (LI) and General Industrial (GI) zones.

The reason for the proposed ordinance amendment is the lack of available property zoned for cannabis use. In looking for a property to locate his cannabis business, Mr. Ortega could not find an appropriately zoned property in either the northern end or southern end of the City. However, the applicant has identified a commercially zoned property within the northern end of the City with an existing legal non-conforming industrial building that they could occupy with the approval of the Ordinance Amendment.

#### **ANALYSIS:**

In considering the application, staff reviewed how similar communities zoned for these uses and looked at the impact the proposed amendment would have on the existing areas zoned for cannabis cultivation and distribution in the City of Perris.

**Zoning in Other Cities.** Staff discovered that all of the cities treated cultivation and distribution the same. If a city allowed cultivation in the commercial zoning districts, then distribution was also permitted on commercially zoned properties. Seven of the twelve cities' surveyed allowed cultivation and distribution in the commercial zone, two of which have boundaries adjacent to the City of Perris (i.e., County of Riverside and Moreno Valley). The survey results are summarized in the following table.

<b>Cultivation and Distribution Permitted in Commercial Zone</b>		
<b>Community</b>	<b>Cultivation</b>	<b>Distribution</b>
<b>Adelanto</b>	No	No
<b>Banning</b>	No	No
<b>Cathedral City</b>	Yes	Yes
<b>Coachella</b>	No	No
<b>County of Riverside</b>	Yes	Yes
<b>Desert Hot Springs</b>	No	No
<b>Long Beach</b>	Yes	Yes
<b>Palm Desert</b>	Yes	Yes
<b>Palm Springs</b>	Yes	Yes
<b>Moreno Valley</b>	Yes	Yes
<b>San Diego</b>	Yes	Yes
<b>San Jacinto</b>	No	No

**South Perris Cannabis Green Area.** Staff reviewed the cannabis green zone in the southern end of the City bounded by Watson to the south, Ellis Avenue to the north, the Santa Fe Railroad to the east, and the Perris Valley Storm Drain Channel to the east. There is no commercial zone land in this area, so the Ordinance Amendment does not apply to the southern end of town. (see Attachment 2)

**North Perris Cannabis Green Area.** Staff reviewed the cannabis green zone on the northern end of the City bounded by Perry Street to the south, the city limits to the north, the I-215 freeway to the west, and the Perris Valley Storm Drain to the east. (see Attachment 3)

The amendment would open two additional areas for cultivation and distribution, one at the intersection of Harley Knox Boulevard and Perris Boulevard and the other generally located along the south side of Harley Knox Boulevard at Oleander Avenue. (see Attachment 4 – Close-up Map of Commercial Zone Areas) Both commercial zone areas are not in proximity to any sensitive zones or uses, identified as being 600 feet away from a school, park, place of worship, youth-oriented facility, youth facility, daycare center, or residential zone. The closest sensitive uses (i.e., place of worship or residential zone lots) are at least ½ mile south of either of the two commercial zoned areas.

Regarding the commercially zoned area at the intersection of Harley Knox Boulevard and Perris Boulevard staff is concerned a cannabis cultivator and distributor could locate along the Perris Boulevard commercial corridor. Both cannabis cultivation and distribution are considered compatible with industrial uses. The City Council in recent years has been concerned about preserving existing commercial uses and viable commercially zoned land. To protect the Perris Boulevard commercial properties, staff is recommending cultivation and distribution along this corridor be required to maintain a minimum distance of 500-feet from Perris Boulevard. This will limit cultivation and distribution operations to the one parcel on the south side of Harley Boulevard and approximately 550-feet east of Perris Boulevard. This property is surrounded by industrial land uses along three frontages (i.e., north, south, and west), with existing industrial buildings to the north of Harley Knox Boulevard and south of the site.

The second commercial area on the south side of Harley Knox Boulevard at Oleander Avenue could open five parcels for cannabis cultivation or distribution. Although these properties are zoned commercial, the uses on these properties are currently industrial, as they were zoned industrial before the adoption of the PVCC Specific Plan. Several factors encourage industrial businesses to remain based upon the fact there

are existing industrial uses on the properties, and they are within the B2 zone of the March Air Reserve Base Compatibility Plan. The B2 zone places limitations on commercial uses in close proximity to the airport runway. These limitations prohibit commercial uses such as children's schools, daycare centers, libraries, hospitals, hotels/motels, and places of assembly. Also, total density is limited to 100 people per acre of building area. As an example, if a proposed building is 43,000 sq ft, it will need to be demonstrated no more than 100 people will occupy the site at any time.

**RECOMMENDATION:**

Therefore, staff recommends the City Council adopt the first reading of **Ordinance No. (next in order)** to approve Ordinance Amendment 21-05050 to allow cannabis cultivation and distribution within the Commercial zone of the north and south cannabis green areas except on Commercial zone properties within 500-feet of Perris Boulevard.

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**BUDGET (or FISCAL) IMPACT:** The cost for staff preparation of this item is borne by the applicant.

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Prepared by: Kenneth Phung, Planning Manager  
Reviewed by: Candida Neal, Interim Director of Development Services

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director \_\_\_\_\_

Consent:  
**Public Hearing:** X  
Business Item:  
Presentation:  
Others:

- ~~**Attachments:**~~
- ~~1. Ordinance No. (Next in Order)~~
  - ~~2. Southern Perris Cannabis Green Zone Map~~
  - ~~3. North Perris Cannabis Green Zone Map~~
  - ~~4. Close-up Map of Commercial Zone Areas~~



9.B.

# CITY OF PERRIS

## CITY COUNCIL AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** **MSHCP Ordinance Update.** An Ordinance to update Local Development Mitigation Fee (LDMF) Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).  
**Applicant:** City of Perris

**REQUESTED ACTION:** **Adopt the Second Reading of Ordinance No. 1400** to update the LDMP Ordinance for funding the preservation of natural ecosystems in accordance with the MSHCP, based upon the findings in the Ordinance.

**CONTACT:** Candida Neal, Interim Director of Development Services

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### BACKGROUND:

On April 13, 2021, the City Council voted 5-0 to introduce the First Reading of Ordinance No. 1400, which updates the LDMF Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and to adopt Resolution No. 5783 which adopts the 2020 Nexus Study and the updated LDMF and related fee schedule. Adoption of both the Ordinance and Resolution will allow the implementation of the new MSHCP fee schedule, with 50 percent of the fee increase taking effect on July 1, 2021, and the remainder of the increase taking effect on January 1, 2022. Upon adopting the Ordinance update, the City can begin implementing the new fee schedule starting July 1, 2021.

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**BUDGET (or FISCAL) IMPACT:** The cost for staff preparation of this item is covered in the 2020-2021 General Fund budget.

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Prepared by: Kenneth Phung, Planning Manager  
Reviewed by: Candida Neal, Interim Director of Development Services

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director SR

**Consent:** X  
**Public Hearing:**  
**Business Item:**  
**Presentation:**  
**Others:**

**Attachments:**

- 1. Ordinance No. 1400, including MSHCP Fee Schedule, 2020 Nexus Study, and the MSHCP Mitigation Fee Implementation Manual**
- 2. City Council submittal dated April 13, 2021**

# ATTACHMENT 1

ORDINANCE NO. 1400

INCLUDING THE MSHCP FEE SCHEDULE, THE  
2020 NEXUS STUDY, AND THE MSHCP  
MITIGATION FEE IMPLEMENTATION MANUAL

***ORDINANCE NO. 1400***

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO UPDATE THE LOCAL DEVELOPMENT MITIGATION FEE FOR FUNDING THE PRESERVATION OF NATURAL ECOSYSTEMS IN ACCORDANCE WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN**

**WHEREAS**, the City Council of the City of Perris (“City”) finds that the ecosystems of the City and western Riverside County, and the vegetation communities and sensitive species they support are fragile, irreplaceable resources that are vital to the general welfare of all residents;

**WHEREAS**, these vegetation communities and natural areas contain habitat value which contributes to the City’s and the region’s environmental resources;

**WHEREAS**, special protections for these vegetation communities and natural areas are being established to prevent future endangerment of the plant and animal species that are dependent upon them;

**WHEREAS**, adoption and implementation of this Ordinance will help enable the City to achieve the conservation goals set forth in the Western Riverside County Multiple Species Habitat Conservation Plan (“MSHCP”), adopted by the City Council on October 14, 2003, to implement the associated Implementing Agreement executed by the City Council on September 30, 2003, and to preserve the ability of affected property owners to make reasonable use of their land consistent with the requirements of the National Environmental Policy Act (“NEPA”), the California Environmental Quality Act (“CEQA”), the Federal Endangered Species Act (“FESA”), the California Endangered Species Act (“CESA”), the California Natural Community Conservation Planning Act (“NCCP Act”), and other applicable laws;

**WHEREAS**, the purpose and intent of this Ordinance is to update its Local Development Mitigation Fee to assist in the maintenance of biological diversity and the natural ecosystem processes that support this diversity; the protection of vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species; the maintenance of economic development within the City by providing a streamlined regulatory process from which development can proceed in an orderly process; and the protection of the existing character of the City and the region through the implementation of a system of reserves which will provide for permanent open space, community edges, and habitat conservation for species covered by the MSHCP;

**WHEREAS**, the findings set forth herein are based on the MSHCP and the 2020 Nexus Study (see Exhibit B), and the estimated implementation costs of the MSHCP as set forth in the 2020 Nexus Study, a copy of which is on file in the City Clerk’s office;



**WHEREAS**, The Western Riverside County Regional Conservation Authority (“RCA”) has prepared an updated nexus study entitled “WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN NEXUS FEE STUDY UPDATE” (2020 Nexus Study”) pursuant to California Government code sections 66000 et seq. for the purpose of updating the Local Development Mitigation Fee (“LDMF”). On December 7, 2020, the RCA Board of Directors reviewed the 2020 Nexus Study and directed RCA Permittees to adopt this updated MSHCP fee ordinance.

**WHEREAS**, pursuant to Article 11, Section 7 of the California Constitution, the City is authorized to enact measures that protect the health, safety, and welfare of its citizens;

**WHEREAS**, pursuant to Government Code sections 66000 et seq., the City is empowered to impose fees and other exactions to provide necessary funding and public facilities required to mitigate the negative effect of new development projects;

**WHEREAS**, on October 14, 2003, the City Council took action on the MSHCP and the associated Implementing Agreement and adopted the original LDMF, and made appropriate findings pursuant to CEQA;

**WHEREAS**, the levying of LDMF has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines and it has been determined that the adoption of this ordinance is exempt from CEQA pursuant to Section 21080(b)(8) of the California Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines; and

**WHEREAS**, pursuant to Government Code sections 66016, 66017, and 66018, the City has: (a) made available to the public, at least ten (10) days prior to its public hearing, data indicating the estimated cost required to provide the facilities and infrastructure for which these development fees are levied and the revenue sources anticipated to provide those facilities and infrastructure; (b) mailed notice at least fourteen (14) days prior to this meeting to all interested parties that have requested notice of new or increased development fees; and (c) held a duly noticed, regularly scheduled public hearing at which oral and written testimony was received regarding the proposed fees.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS DOES ORDAIN AS FOLLOWS:**

**Section 1. FINDINGS.** The City Council finds and determines as follows:

(A) The preservation of vegetation communities and natural areas within the City and western Riverside County which support species covered by the MSHCP is necessary to protect and promote the health, safety, and welfare of all the citizens of the City by reducing the adverse direct, indirect, and cumulative effects of urbanization and development and providing for permanent conservation of habitat for species covered by the MSHCP.

(B) It is necessary to update certain development impact fees to ensure that all

new development within the City pays its fair share of the costs of acquiring and preserving vegetation communities and natural areas within the City and the region which are known to support plant and wildlife species covered by the MSHCP.

(C) A proper funding source to pay the costs associated with mitigating the direct, indirect, and cumulative impacts of development to the natural ecosystems within the City and the region, as identified in the MSHCP, is a development impact fee for residential, commercial, and industrial development. The amount of the fee is determined by the nature and extent of the impacts from the development to the identified natural ecosystems and or the relative cost of mitigating such impacts.

(D) The MSHCP and the 2020 Nexus Study, a copy of which is on file in the City Clerk's office, provides a basis for the imposition of development impact fees on new construction.

(E) The use of the development impact fees to mitigate the impacts to the City's and the region's natural ecosystems is reasonably related to the type and extent of impacts caused by development within the City.

(F) The costs of funding the proper mitigation of natural ecosystems and biological resources impacted by development within the City and the region are apportioned relative to the type and extent of impacts caused by the development.

(G) The facts and evidence provided to the City establish that there is a reasonable relationship between the need for preserving the natural ecosystems in the City and the region, as defined in the MSHCP, and the direct, indirect, and cumulative impacts to such natural ecosystems and biological resources created by the types of development on which the fee will be imposed, and that there is a reasonable relationship between the fee's use and the types of development for which the fee is charged. This reasonable relationship is described in more detail in the MSHCP and the 2020 Nexus Study.

(H) The cost estimates for mitigating the impact of development on the City's and the region's natural ecosystem and biological resources, as set forth in the MSHCP, are reasonable and will not exceed the reasonably estimated total of these costs.

(I) The fee set forth herein does not reflect the entire cost of the lands which need to be acquired in order to implement the MSHCP and mitigate the impact caused by new development. Additional revenues will be required from other sources. The City Council finds that the benefit to each development project is greater than the amount of the fee to be paid by the project.

(J) The fees collected pursuant to this Ordinance shall be used to finance the acquisition and perpetual conservation of the natural ecosystems and certain improvements necessary to implement the goals and objectives of the MSHCP.

(K) The Recitals set forth above are incorporated herein by this reference.

**Section 2. ADMINISTRATIVE RESPONSIBILITY.** The RCA is hereby reaffirmed as the Administrator of this Ordinance. The RCA is hereby authorized to receive all fees generated from the Local Development Mitigation Fee within the City, and to invest, account for, and expend such fees in accordance with the provisions of the MSHCP, MSHCP Implementing Ordinance, this Ordinance, and the MSHCP Mitigation Fee Implementation Manual (see Exhibit C). The detailed administrative procedures concerning the implementation of this Ordinance shall be contained in the MSHCP Mitigation Fee Implementation Manual adopted December 7, 2020 and as may be amended from time to time. The RCA Board of Directors may adopt a policy that will allow the City to authorize the RCA to calculate the fees due and collect those amounts directly from property owners. If such a policy is adopted, it will be included in the MSHCP Mitigation Fee Implementation Manual.

**Section 3. DEFINITIONS.** As used in this Ordinance, the following terms shall have the following meanings:

“Accessory Dwelling Unit” means an accessory dwelling unit as defined by California Government Code section 65852.2(j)(1), or as defined in any successor statute.

“Board of Supervisors” means the Board of Supervisors of the County of Riverside, California.

“City” means the City of Perris, County of Riverside, California.

“City Council” means the City Council of the City of Perris, County of Riverside, California.

“Credit” means a credit allowed pursuant to Section 10 of this Ordinance, which may be applied against the development impact fee paid.

“Development” means a human-created change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filing, grading, paving, excavating, and drilling.

“Development Project” or “Project” means any project undertaken for the purpose of development pursuant to the issuance of a building permit by the City pursuant to all applicable ordinances, regulations, and rules of the City and state law.

“Junior Accessory Dwelling Unit” means a junior accessory dwelling unit as defined by California Government Code section 65852.22(h)(1), or as defined in any successor statute.

“Local Development Mitigation Fee” or “Fee” means the development impact fee imposed pursuant to the provisions of this Ordinance.

“Multiple Species Habitat Conservation Plan” or “MSHCP” means the Western Riverside County Multiple Species Habitat Conservation Plan, adopted by the City Council on October 14, 2003.

“MSHCP Conservation Area” has the same meaning and intent as such term is defined and utilized in the MSHCP.

“Ordinance” means this Ordinance No. (next in order) of the City of Perris, County of Riverside, California.

“Project Area” means the area, measured in acres, within the Development Project including, without limitation, any areas to be developed as a condition of the Development Project. Except as otherwise provided herein, the Project Area is the area upon which the project will be assessed the Local Development Mitigation Fee. See the MSHCP Mitigation Fee Implementation Manual for additional guidance for calculating the Project Area.

“Revenue” or “Revenues” means any funds received by the City pursuant to the provisions of this Ordinance for the purpose of defraying all or a portion of the cost of acquiring and preserving vegetation communities and natural areas within the City and the region which are known to support threatened, endangered, or key sensitive populations of plant and wildlife species.

“Western Riverside County Regional Conservation Authority” or “RCA” means the governing body established pursuant to the MSHCP that is delegated the authority to oversee and implement the provisions of the MSHCP.

Any capitalized term not otherwise defined herein shall carry the same meaning and definition as that term is used and defined in the MSHCP.

**Section 4. LOCAL DEVELOPMENT MITIGATION AND LOCAL INFRASTRUCTURE FEE.**

(A) **Adoption of Local Development Mitigation Fee Schedule.** The City Council shall adopt an applicable Local Development Mitigation Fee schedule provided by the RCA through a separate resolution, which may be amended from time to time.

(B) **Public Projects.** The City is required to mitigate the impacts of Public Projects pursuant to the MSHCP and the MSHCP Implementing Agreement. The definition of Public Project and the method for mitigating Public Projects will be set forth in the MSHCP Mitigation Fee Implementation Manual.

(C) **Periodic Fee Adjustment.** The Local Development Mitigation Fee schedule set forth in the fee resolution referenced above may be periodically reviewed and the amounts adjusted as set forth in the MSHCP Mitigation Fee Implementation Manual.

(D) **Automatic Annual Fee Adjustment.** In addition to the Periodic Fee Adjustment mentioned above, the RCA shall provide the City with an automatic annual fee adjustment for the Local Development Mitigation Fee established by this Ordinance as set forth in the MSHCP Mitigation Fee Implementation Manual.

**Section 5. IMPOSITION OF THE LOCAL DEVELOPMENT MITIGATION FEE.**

(A) The Local Development Mitigation Fee will be paid no later than at the issuance of a building permit. Notwithstanding any other provision of the City's Municipal Code, no building permit shall be issued for any Development Project unless the Local Development Mitigation Fee applicable to such Development Project has been paid. The amount of the Local Development Mitigation Fee shall be calculated in accordance with the MSHCP Mitigation Fee Implementation Manual.

(B) In lieu of the payment of the Local Development Mitigation Fee as provided above, the Fee for a Development may be paid through a Community Facilities District, provided that such arrangement is approved by the RCA in writing.

**Section 6. PAYMENT OF LOCAL DEVELOPMENT MITIGATION FEE.**

(A) The Local Development Mitigation Fee shall be paid in full in accordance with applicable law.

(B) The Local Development Mitigation Fee required to be paid under this Ordinance shall be the fee in effect at the time the building permit is issued for which the Local Development Mitigation Fee is assessed; provided, however, that Housing Development Projects as defined by California Government Code section 65589.5(h)(2) may be entitled to pay the fee in effect at the time of the preliminary application was submitted.

(C) Notwithstanding anything in the City's Municipal Code, or any other written documentation to the contrary, the Local Development Mitigation Fee shall be paid whether or not the Development Project is subject to conditions of approval by the City imposing the requirement to pay the fee.

(D) If all or part of the Development Project is sold prior to payment of the Local Development Mitigation Fee, the Project shall continue to be subject to the requirement to pay the fee as provided herein.

(E) The fee title owner(s) of the Property is responsible for the payment of the Local Development Mitigation Fee.

**Section 7. REFUNDS.**

Under certain circumstances, such as double payment, expiration of a building permit, or fee miscalculation due to clerical error, an applicant may be entitled to a refund. Refunds will be reimbursed by the end of the fiscal year on a first come, first served basis, depending upon the net revenue stream. Refunds will only be considered reimbursable if requested within 3 years of the original Local Development Mitigation Fee payment. In all cases, the applicant must promptly submit a refund request with proof of Local Development Mitigation Fee payment to the RCA if

RCA collected the Local Development Mitigation Fee, or if collected by a local jurisdiction, the refund request shall be submitted to that local jurisdiction, which will subsequently forward the request to RCA for verification, review, and possible action.

1. Expiration Of Building Permits - If a building permit should expire, is revoked, or is voluntarily surrendered and is, therefore voided and no construction or improvement of land has commenced, then the applicant may be entitled to a refund of the Local Development Mitigation Fee collected which was paid as a condition of approval, less administration costs. Any refund must be requested within three (3) years of the original payment. The applicant shall pay the current Local Development Mitigation Fee in effect at the time in full if s/he reapplies for the permit.

2. Double Payments – on occasion due to a clerical error, a developer has paid all or a portion of the required Local Development Mitigation Fee for project twice. In such cases, a refund of the double payment may be required.

3. Balance Due – when Local Development Mitigation Fee is incorrectly calculated due to City clerical error, it is the City’s responsibility to remit the balance due to RCA. The error must be discovered within three (3) years of the original payment for the City to be held accountable. The amount due can be remitted through alternate methods agreed to by the RCA Executive Committee. If first approved through RCA staff in writing, the calculation is not subject to additional review.

**Section 8. ACCOUNTING AND DISBURSEMENT OF COLLECTED LOCAL DEVELOPMENT MITIGATION FEES; CITY ADMINISTRATIVE FEE.**

(A) All fees paid pursuant to this Ordinance shall be deposited, invested, accounted for, and expended in accordance with Section 66006 of the Government Code and all other applicable provisions of law.

(B) Subject to the provisions of this section, all fees collected pursuant to this Ordinance shall be remitted to the Western Riverside County Regional Conservation Authority at least quarterly.

(C) The City Council may also adopt a fee by resolution to defray the City’s costs of collecting the Local Development Mitigation Fee from project proponents and remitting thereof to RCA. Any amounts collected by the City shall not reduce the amount collected and remitted to the RCA under this Ordinance. The fee contemplated by this Section 8.C shall be due at the same time as the Local Development Mitigation Fee is due pursuant to Section 6 and such fee may be adjusted from time to time by resolution of the City Council.

**Section 9. EXEMPTIONS.** The following types of construction shall be exempt from the provisions of this Ordinance:

(A) Reconstruction or improvements that were damaged or destroyed by fire or other natural causes, provided that the reconstruction or improvements do not result in additional

usable square footage.

(B) Rehabilitation or remodeling to an existing Development Project, provided that the rehabilitation or remodeling does not result in additional usable square footage.

(C) Accessory Dwelling Units, but only to the extent such fee is exempted under state law.

(D) Junior Accessory Dwelling Units, but only to the extent such fee is exempted under state law.

(E) Existing structures where the use is changed from an existing permitted use to a different permitted use, provided that no additional improvements are constructed and does not result in additional usable square footage.

(F) Certain Agricultural Operations as allowed by the MSHCP, as amended.

(G) Vesting Tentative Tract Maps entered into pursuant to Government Code section 66452 et seq. (also, Government Code section 66498.1 et seq.) and Development Projects which are the subject of a development agreement entered into pursuant to Government Code section 65864 et seq., prior to the effective date of Ordinance No. 1123, wherein the imposition of new fees are expressly prohibited, provided that if the term of such a vesting map or development agreement is extended by amendment or by any other manner after the effective date of Ordinance No. 1123, the MSHCP Fee (see Exhibit A) shall be imposed.

Except as exempted above, all projects are required to make a mitigation payment/contribution and where no mitigation payment process is specified, the project will pay the updated per acre mitigation fee.

**Section 10. FEE CREDITS.** Any Local Development Mitigation Fee credit that may be applicable to a Development Project shall be determined by the City and approved by the RCA. All Fee Credits shall comply with the resolutions, ordinances, Implementing Agreement, and policies of the Western Riverside County Regional Conservation Authority including, without limitation, the MSHCP Mitigation Fee Implementation Manual.

**Section 11. SEVERABILITY.** This Ordinance and the various parts, sections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid, the remainder of this Ordinance shall be affected thereby. If any part, sentence, paragraph, section, or clause of this Ordinance, or its application to any person entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section, or clause of this Ordinance, or person or entity; and shall not affect or impair any of the remaining provision, parts, sentences, paragraphs, sections, or clauses of this Ordinance, or its application to other persons or entities. The City Council hereby declares that this Ordinance would have been adopted had such unconstitutional or invalid part, sentence, paragraph, section, or clause of this Ordinance not been included herein;

or had such person or entity been expressly exempted from the application of this Ordinance.

**Section 12. CEQA FINDINGS.** The City Council hereby finds that in accordance with CEQA and the CEQA Guidelines the adoption of this Ordinance is exempt from CEQA pursuant to Section 21080(b)(8) of the California Public Resources Code and Sections 15273 and 15378(b)(4) of the State CEQA Guidelines.

**Section 13. ORDINANCE SUPERSEDED.** This Ordinance supersedes the provisions of Ordinance No. 1123 provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 1123 and all other related ordinances and policies shall remain in full force and effect.

**Section 14. EFFECTIVE DATE.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the \_\_\_\_\_, a newspaper published and circulated in the City of Perris, County of Riverside, and thereupon and thereafter this Ordinance shall take effect and be in force according to law. Pursuant to Section 13.2(A) of the MSHCP Implementing Agreement, the City Clerk shall send a copy of this Ordinance to RCA within 30 days of the date of adoption.

**PASSED, APPROVED, AND ADOPTED,** this \_\_\_\_ day of \_\_\_\_\_ 2021 by the following:

\_\_\_\_\_  
Mayor Michael Vargas

ATTEST:

\_\_\_\_\_  
City Clerk Nancy A. Salazar

- Exhibits:**
- A. MSHCP Fee Schedule
  - B. 2020 Nexus Study, dated October 2020
  - C. MSHCP Mitigation Fee Implementation Manual



**EXHIBIT “A”**  
**MSHCP Fee Schedule**

MSHCP Local Development Mitigation Fee Schedule	
Effective July 1, 2021 through December 31, 2021	
Fee Category	Fee
Residential density less than 8.0 dwelling units per acre (fee per dwelling unit)	\$2,935
Residential density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,473
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$670
Non-Residential/Commercial (fee per acre)	\$11,982
Industrial (fee per acre)	\$11,982

MSHCP Local Development Mitigation Fee Schedule	
Effective January 1, 2022	
Fee Category	Fee
Residential density less than 8.0 dwelling units per acre (fee per dwelling unit)	\$3,635
Residential density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,515
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$670
Non-Residential/Commercial (fee per acre)	\$16,358
Industrial (fee per acre)	\$16,358

## **EXHIBIT “B”**

**2020 Nexus Study, dated October 2020**

*(Due to the size of the document, the file is available with the Planning Department and available online at*

*<https://www.cityofperris.org/Home/ShowDocument?id=13980> )*

# **EXHIBIT “C”**

## **MSHCP Mitigation Fee Implementation Manual**

*(Due to the size of the document, the file is available with the Planning Department and available online at*

*<https://www.cityofperris.org/Home/ShowDocument?id=13982> )*

**ATTACHMENT 2**

**CITY COUNCIL SUBMITTAL DATED**

**APRIL 13, 2021**



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** April 13, 2021

**SUBJECT:** **MSHCP Ordinance Update and Adoption of Fee Resolution.** An Ordinance and Resolution updating the Local Development Mitigation Fee (LDMF) Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). **Applicant:** City of Perris

**REQUESTED ACTION:** **Introduce First Reading of Ordinance No. (next in order),** which updates the LDMF Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), based upon the findings in the Ordinance; and

**Adopt Resolution No. (next in order),** which adopts the 2020 Nexus Study, the updated LDMF, and the related fee schedule, based upon the findings in the Resolution.

**CONTACT:** Candida Neal, Interim Director of Development Services

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#### **BACKGROUND:**

The City of Perris is a Member Agency of the Western Riverside County Regional Conservation Authority (RCA), a joint powers authority comprised of the County of Riverside and the eighteen (18) cities located in western Riverside County. The RCA was formed to acquire, administer, operate, and maintain land and facilities to establish habitat reserves for the conservation and protection of species covered by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan).

The Western Riverside County MSHCP, originally adopted in 2004, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the permanent conservation of 500,000 acres and the protection of 146 species, including 33 that are currently listed as threatened or endangered. The MSHCP was developed in response to the need for future growth opportunities in western Riverside County, from housing developments to transportation and infrastructure, while addressing the requirements of the State and federal Endangered Species Acts (ESA). The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 as well as a Natural Communities Conservation Plan (NCCP) under California's NCCP Act of 2001. The MSHCP streamlines environmental permitting processes by allowing the participating jurisdictions such as the City of Perris to authorize "take" of plant and wildlife species identified within the Plan Area. Without the MSHCP, each development and transportation project would need to conduct an individual assessment and mitigation for impacts to endangered species, an approach that would be less efficient and effective and more costly.

**MSHCP NEXUS STUDY TO SUPPORT FEE UPDATE:**

The MSHCP required a Nexus Study under the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*) to establish a Local Development Mitigation Fee (LDMF) that would then be adopted by each jurisdiction participating in the MSHCP. The LDMF pays for the acquisition of Additional Reserve Lands (ARL) to meet the target conservation acreage that local governments are responsible for acquiring per the Plan. The original Nexus Study was completed in 2003, coinciding with the adoption of the MSHCP, Implementing Agreement, and signing of the Permits. Section 8.5.1 of the MSHCP allows the fee to be reevaluated and revised should it be found to insufficiently cover mitigation of new development.

Pursuant to the Mitigation Fee Act, RCA prepared a new nexus study (“2020 Nexus Study”) to update the fees for the first time since original adoption. An updated Nexus Study was needed to ensure adequate funding to complete reserve acquisition to fulfill local governments’ responsibilities under the MSHCP. Over the last 16 years, many of the assumptions underlying the original Nexus Study were not borne out by reality. Forces contributing to the unmet expectation include the recession, less acreage dedicated to RCA by private landowners, and less state and federal funding than expected. The 2020 Nexus Study calculated the expected costs to complete Additional Reserve Lands (ARL) acquisition, manage the conservation lands in perpetuity via an endowment, and administration of the MSHCP.

The adoption process of the 2020 Nexus Study stretched over a year with multiple public meetings. The RCA adopted the document on December 7, 2020, with a phased increase of the new fee, with 50 percent of the fee increase taking effect on July 1, 2021, and the remainder of the increase taking effect on January 1, 2022.

<b>Category</b>	<b>Current</b>	<b>July 1, 2021 – December 31, 2021</b>	<b>January 1, 2022</b>
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit)	\$2,234	\$2,935	\$3,635
Residential, density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,430	\$1,473	\$1,515
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$1,161	\$670	\$670
Commercial (fee per acre)	\$7,606	\$11,982	\$16,358
Industrial (fee per acre)	\$7,606	\$11,982	\$16,358

**PROPOSED ORDINANCE AND RESOLUTION:**

For the proposed 2020 Nexus study to be implemented, the City needs to adopt the proposed Ordinance, which provides the legal basis for a revised MSHCP LDMF schedule. The MSHCP LDMF fee schedule will be established through adoption of the Resolution.

In summary, the proposed Ordinance and 2020 Nexus Study: (i) identifies the purpose of the revised fees; (ii) identifies the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determines how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed; (iv) determines how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fee is imposed; and (v) determines how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council introduce First Reading of Ordinance No. (next in order), which updates the LDMF Ordinance for funding the preservation of natural ecosystems in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and adopt Resolution No. (next in order) which adopts the 2020 Nexus Study and the updated LDMF and related fee schedule, based upon the findings in the Resolution.

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**BUDGET (or FISCAL) IMPACT:** The cost for staff preparation of this item is covered in the 2020-2021 General Fund budget.

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Prepared by: Kenneth Phung, Planning Manager  
Reviewed by: Candida Neal, Interim Director of Development Services

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director \_\_\_\_\_

Consent:  
**Public Hearing:** X  
Business Item:  
Presentation:  
Others:

~~Attachments: 1. Ordinance No. (Next in Order)  
2. Resolution No. (Next in Order), including the 2020 Nexus Study and the MSHCP Mitigation Fee Implementation Manual~~



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** CDBG Citywide Sidewalk Improvements Project

**REQUESTED ACTIONS:** Adopt the plans and specifications for the CDBG Citywide Sidewalk Improvements Project, Award the contract to L.C. Paving & Sealing, Inc. for \$777,795.43, reject all other bids, authorize the Interim City Manager to execute the construction contract and authorize 10% of the bid amount for construction contingencies and 10% for administration and construction inspection

**CONTACT:** Stuart E. McKibbin, Contract City Engineer

---

#### **BACKGROUND/DISCUSSION:**

The CDBG Citywide Sidewalk Improvements Project includes installation of sidewalk, curb ramps, driveway approaches and miscellaneous other pedestrian improvements for various City streets. Some of the streets include Ruby Drive (adjacent to Perris High School), Redlands Avenue (north of Nuevo Road), and A Street (adjacent to Perris Elementary School). See Attachment No. 1 to the staff report.

On April 9, 2021, eight bids were revealed via Active Bidder for the CDBG Citywide Sidewalk Improvements Project. Bids ranged from \$777,975.43 and \$1,253,310. The Engineer's Estimate was \$800,000. The low bid was submitted by L.C. Paving & Sealing, Inc.

In 2017, L.C. Paving & Sealing, Inc. completed a similar CDBG Citywide Pedestrian Improvement Project for the City of Perris and their work was considered satisfactory by City Staff.

The project currently has approximately \$445,000 of CDBG funds in adopted CIP S123. The project is also eligible to be reimbursed up to \$100,000 from an RCTC administered SB-821 grant for the proposed improvements along Ruby Drive and Redlands Avenue. The June 9, 2020 staff report for the SB-821 funding ratification is included with this staff report. Staff recommends to allocate an additional \$400,000 of Gas Tax funds to fund the entirety of the construction.

Construction is expected to begin May 17, 2021 and 60 working days have been allotted to complete the project. Contractor will be required to coordinate with schools, residents, businesses, and emergency services throughout the duration of construction.

Staff recommends Council to adopt the plans and specifications, award the project to L.C. Paving



& Sealing, Inc., reject all other bids, authorize the City Manager to execute the construction contract, and authorize 10% of the bid amount for construction contingencies, and 10% of the bid amount for soft costs (inspection and contract administration).

---

**BUDGET (or FISCAL) IMPACT:**

Adopted Capital Improvements Program Sheet S-123 identifies approximately \$445,000 of CDBG funds and \$100,000 of RCTC SB-821 Grant funds for the project.

Staff recommends to allocate an additional \$400,000 of available Gas Tax funds into CIP S123 to fund the entirety of the construction.

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Prepared by: Brad Brophy, Deputy City Engineer

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director ER

**Attachment:**

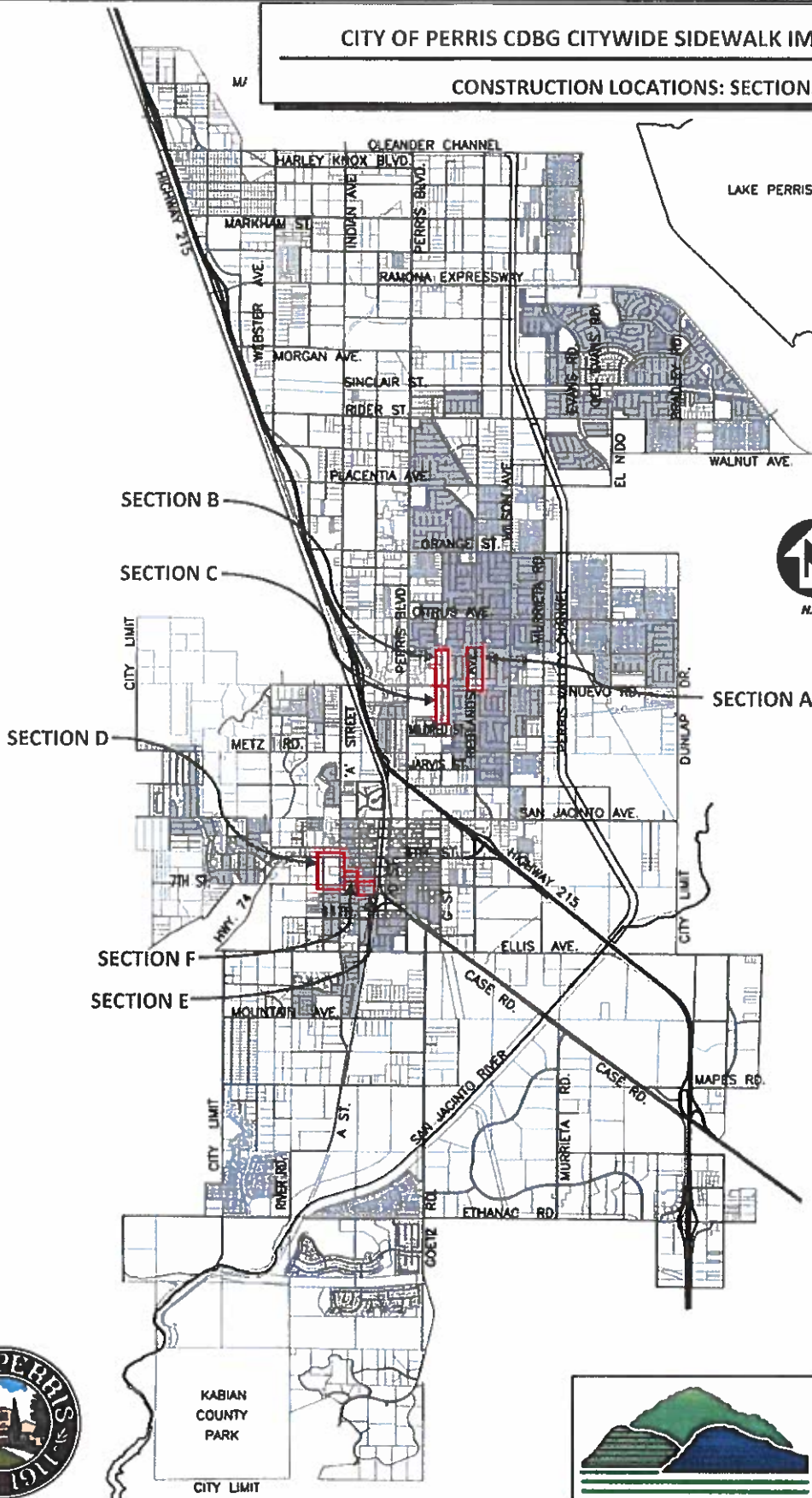
1. Vicinity Map/Project Exhibits
2. Bid Results Summary
3. June 9, 2020 Staff Report for SB-821 Funding Ratification w/out Attachments
4. CIP Sheet S123

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

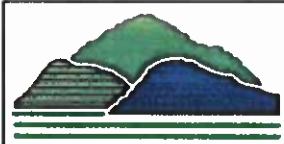
**Attachment #1**

**Vicinity Map/Project Exhibits**

**CITY OF PERRIS CDBG CITYWIDE SIDEWALK IMPROVEMENTS**  
**CONSTRUCTION LOCATIONS: SECTIONS A-F**

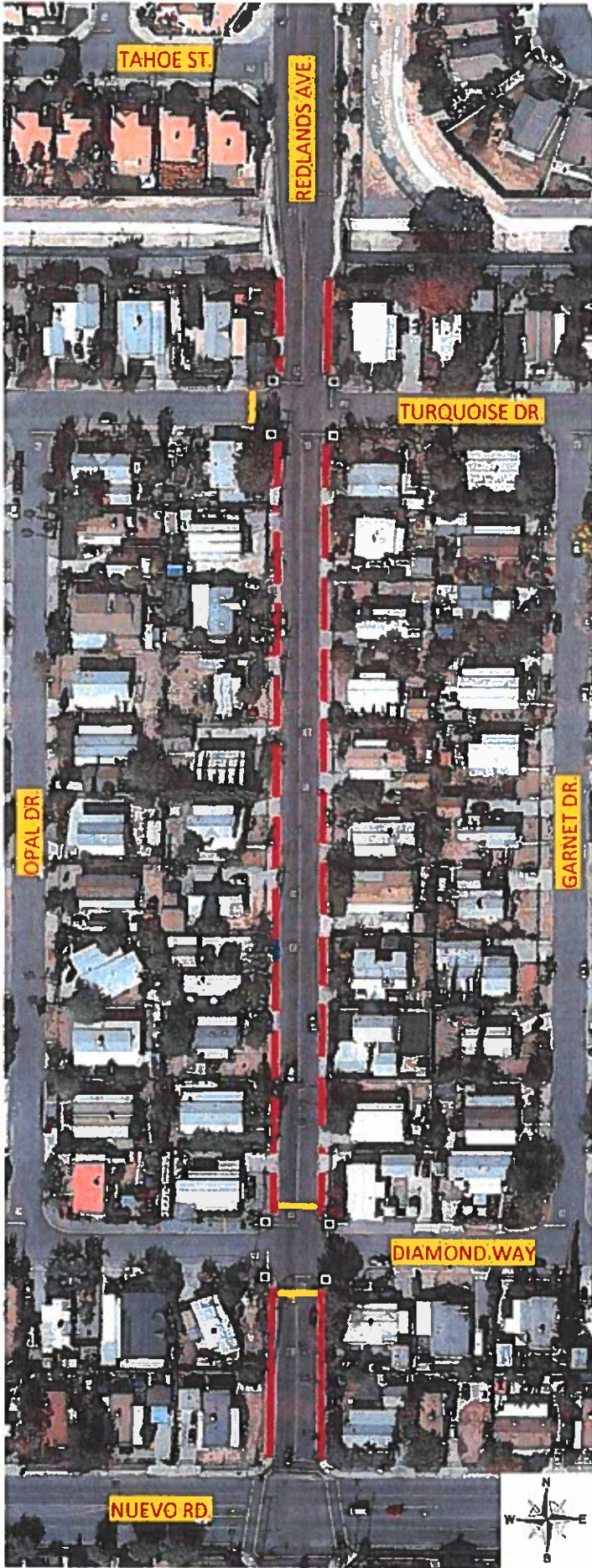


KABIAN  
COUNTY  
PARK  
CITY LIMIT



**TRI LAKE**  
 CONSULTANTS, INC.  
 CITY ENGINEER





Section A




Estimated Quantities:

- 350 Square feet of 3' of Cross Gutter to be Removed
- 650 Square feet of 6' of Cross Gutter to be Installed
- 240 Linear Feet of Slot Pave – 1' Wide / 0.83' Deep
- 10,250 Square Feet of Sidewalk to be Installed
- 8 RCTD Standard 403 Case B Curb Ramps to be Installed
- 3 'STOP' Legends to be Replaced
- 1 'SIGNAL' Legend to be Replaced
- 8 Tree Removals
- 2 Stumps to be Grinded
- 6 Post to be Replaced Per Detail on Sheet 7
- 5 Feet of Fence to be Removed & Relocate Post
- 1 Driveway Approach to be Removed & Replaced Per RCTD Standard 207
- 25 Linear Feet of Curb & Gutter to be Removed and Replaced

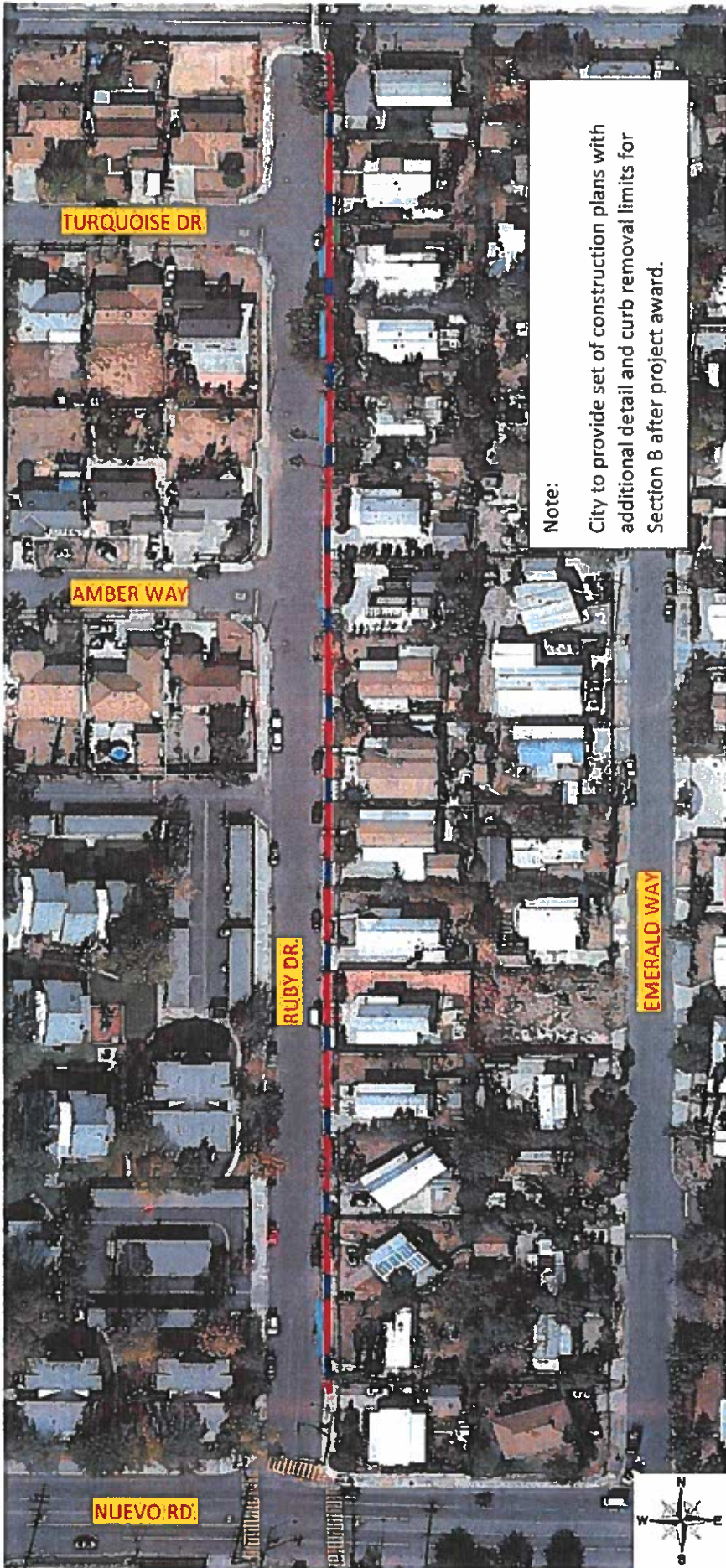
NOTE: REPLACE CROSS GUTTERS PER RCTD STD. 209 MODIFIED TO 6' WIDTH

	Install 6' Wide Sidewalk
	Remove Existing & Install 6' wide Cross Gutter
	Install Case B Curb Ramps
	Remove & Replace Residential Driveway Approach (20' Wide)

	<b>APPROVED BY:</b> _____ DATE _____	
	<small>CITY ENGINEER</small>	
	R.C.E. NO. 44553	EXP. DATE 3-31-22
	<b>PREPARED BY:</b> _____ DATE _____	
R.C.E. NO. _____	EXP. DATE _____	



Section B



Note:  
 City to provide set of construction plans with additional detail and curb removal limits for Section B after project award.

- Install 4' Wide Sidewalk
- Install 6" Retaining Curb
- Remove & Replace Existing Curb & Gutter
- Remove & Replace Residential Driveway Approach (20' Wide)

- Estimated Quantities
- 3,100 Square Feet of Sidewalk to be Installed
  - 375 Square Feet of Concrete to be Removed
  - 50 Linear Feet of 6" Retaining Curb to be Installed
  - 2 Tree Removals
  - 2 Stumps to be Grinded
  - 600 Linear Feet of 8" Curb & Gutter to be Removed & Replaced
  - 600 Linear Feet of Slot Paving – 1' Wide / 0.83' Deep
  - 16 Residential Driveways to be Removed and Replaced Per RCTD Standard 207



<b>SEAL</b>	<b>APPROVED BY:</b> _____ DATE _____
	CITY ENGINEER
R.C.E. NO. 44553	EXP. DATE 3-31-22
<b>PREPARED BY:</b> _____ DATE _____	R.C.E. NO. _____ EXP. DATE _____

Section C



Refer to Ruby Drive (Between Nuevo Road and Bowen Road) Improvement Plans



	APPROVED BY: _____	DATE _____
	<i>CITY ENGINEER</i>	
	R.C.E. NO. 44553	EXP. DATE 3-31-22
	PREPARED BY: _____	DATE _____
R.C.E. NO. _____		EXP. DATE _____

Section D



Refer to A Street & 7<sup>th</sup> Street Improvement Plans



<b>SEAL</b> 	<b>APPROVED BY:</b> _____	<b>DATE</b> _____
	CITY ENGINEER	
	R.C.E. NO. 44553	EXP. DATE 3-31-22
	<b>PREPARED BY:</b> _____	<b>DATE</b> _____
	R.C.E. NO. _____	EXP. DATE _____

Section E



- Estimated Quantities**
- 2,000 Square Feet of Sidewalk to be Removed & Replaced
  - 2 Residential Driveways to be Removed & Replaced Per RCTD Standard 213
  - 200 Linear Feet of Slot Paving – 1' Wide / 6" Deep
  - 200 Linear Feet of Curb & Gutter to be Removed & Replaced to Match Existing
  - 1 RCTD Standard 403 Case B Curb Ramps to be Installed Modified with no D Curb

- Remove & Replace Existing Variable 4' – 7' Width Sidewalk
- Remove & Replace Residential Driveway Approach (20' Wide)
- Remove & Replace Existing Curb & Gutter
- Install Modified Case B Curb Ramp



<b>APPROVED BY:</b> _____ DATE _____	
<small>CITY ENGINEER</small>	
R.C.E. NO. 44553	EXP. DATE 3-31-22
<b>PREPARED BY:</b> _____ DATE _____	
R.C.E. NO. _____	EXP. DATE _____





Section F

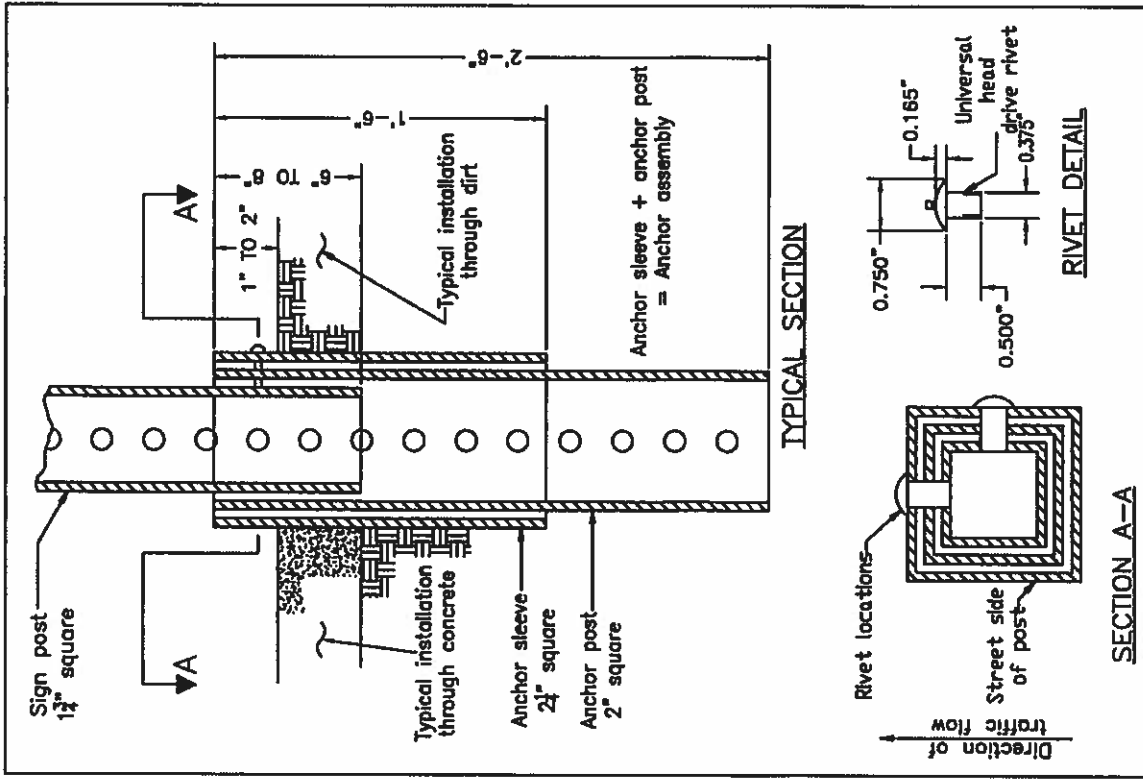


- Remove & Replace Existing Sidewalk
- Remove & Replace Residential Driveway Approach (20' Wide)

- Estimated Quantities**
- 180 Square Feet of Sidewalk to be Removed & Replaced
  - 2 Residential Driveways to be Removed & Replaced Per RCTD Standard 213
  - 40 Linear Feet of Slot Paving – 1' Wide / 6" Deep
  - 40 Linear Feet of Curb & Gutter to be Removed & Replaced



	APPROVED BY: _____ DATE _____
	<small>CITY ENGINEER</small> R.C.E. NO. 44553    EXP. DATE 3-31-22
	PREPARED BY: _____ DATE _____
	R.C.E. NO. _____    EXP. DATE _____



- POST INSTALLATION NOTES:**
1. SQUARE PERFORATED STEEL TUBE POSTS WITH BREAK-AWAY BASE, "TELESPAR" OR EQUAL, SHALL BE USED FOR ALL TRAFFIC CONTROL AND INFORMATIONAL SIGNS WITHIN ROAD RIGHT-OF-WAY.
  2. THE NUMBER OF POSTS REQUIRED FOR SIGN INSTALLATION SHALL BE DETERMINED BY THE AREA OF THE SIGN OR COMBINATION OF SIGNS TO BE INSTALLED. DOUBLE POSTS SHALL BE USED WHERE EITHER THE LENGTH OR THE WIDTH EXCEEDS 48 INCHES.
  3. THE ANCHOR ASSEMBLY SHALL CONSIST OF A 2" SQUARE BY 2'6" ANCHOR POST AND A 2 1/2" SQUARE BY 1'6" ANCHOR SLEEVE.
  4. THE ANCHOR ASSEMBLY, CONSISTING OF THE ANCHOR POST AND ANCHOR SLEEVE, SHALL BE DRIVEN SIMULTANEOUSLY UNTIL ONLY 1-2" REMAINS ABOVE GROUND LEVEL. THE TOPS OF BOTH PIECES SHALL BE FLUSH.
  5. ALL DIRT SHALL BE REMOVED FROM THE INSIDE TOP 8" OF THE ANCHOR ASSEMBLY TO ALLOW FOR INSTALLATION OF THE SIGN POST.
  6. INSTALL THE 1 1/2" SQUARE SIGN POST 6-8" INTO THE ANCHOR ASSEMBLY AND SECURE IN PLACE WITH TWO 1/8" UNIVERSAL HEAD DRIVE RIVETS AS SHOWN. THE RIVETS SHALL BE INSTALLED ON THE SIDE OPPOSITE TRAFFIC FLOW AND THE SIDE AWAY FROM TRAFFIC AS SHOWN IN ORDER TO ACHIEVE THE MAXIMUM BREAK-AWAY EFFECT.
  7. INSTALLATION ACCORDING TO THESE REQUIREMENTS IS ESSENTIAL TO MAINTAIN THE BREAK-AWAY CHARACTERISTICS OF THE POST SYSTEM. UNDER NO CIRCUMSTANCES SHALL THE ANCHOR ASSEMBLY BE SECURED IN CONCRETE FOOTINGS.

	APPROVED BY: _____ DATE _____
	CITY ENGINEER
PREPARED BY: _____ DATE _____	R.C.E. NO. 44553 EXP. DATE 3-31-22
_____	R.C.E. NO. _____ EXP. DATE _____



**Attachment #2**

**Bid Results Summary**

**Apparent Low Bidder****Phone****Bid Amount**

L.C. Paving &amp; Sealing, Inc.

620 Alpine Way

Escondido CA 92029

[View Subcontractors](#) | [Hide Line Items](#)

760 752 1743

**\$777,975.43****CDBG Citywide Sidewalk Improvements Project****Bid Schedule 1 - Sections A, B**

		UM	QTY	Price	Item Total
1	MOBILIZATION	L.S.	1	\$4,971.33	\$4,971.33
2	TRAFFIC CONTROL	L.S.	1	\$16,420.33	\$16,420.33
3	WATER POLLUTION CONTROL	L.S.	1	\$3,481.95	\$3,481.95
4	UTILITY COORDINATION, VERIFICATION, POTHOLING	L.S.	1	\$4,279.15	\$4,279.15
5	CLEARING & GRUBBING	L.S.	1	\$21,565.57	\$21,565.57
6	ROADWAY EXCAVATION, EARTHWORK, CONCRETE REMOVALS, TREE REMOVALS, ETC.	L.S.	1	\$58,589.7	\$58,589.7
7	SIGNAGE & STRIPING	L.S.	1	\$7,763.6	\$7,763.6
8	A.C. GRINDING	S.F.	1,250	\$5.93	\$7,412.5
9	AGGREGATE BASE	TN	30	\$67.31	\$2,019.3
10	ASPHALT CONCRETE	TN	25	\$190.09	\$4,752.25
11	CONCRETE SIDEWALK	S.F.	25,000	\$4.67	\$116,750
12	CURB RAMP (CASE A)	EA	2	\$3,914.3	\$7,828.6
13	CURB RAMP (CASE B)	EA	8	\$2,832.82	\$22,662.56
14	TRUNCATED DOMES (DETECTABLE WARNING SURFACE)	EA	12	\$411.23	\$4,934.76
15	RETAINING CURB BEHIND SIDEWALK (C.F. PER PLANS 12" MAX.)	L.F.	225	\$32.55	\$7,323.75
16	REINFORCED CONCRETE RETAINING CURB (8" THICK) BEHIND SIDEWALK	L.F.	800	\$23.77	\$19,016
17	CROSS GUTTER AND SPANDREL	S.F.	1,500	\$14.73	\$22,095
18	RESIDENTIAL DRIVEWAY APPROACH	EA	17	\$1,834.89	\$31,193.13
19	CURB & GUTTER	L.F.	675	\$28.57	\$19,284.75
20	SLOT PAVE	L.F.	1,250	\$9.19	\$11,487.5
21	4" CAST IRON DRAIN PIPE (PER DETAIL ON PLANS)	EA	1	\$1,242.91	\$1,242.91
22	8" THICK COMMERCIAL DRIVEWAY	S.F.	610	\$15.64	\$9,540.4
23	8" THICK CONCRETE PAVEMENT (RUBY DRIVE AT NUEVO ROAD INTERSECTION)	S.F.	560	\$19.11	\$10,701.6
24	METAL RAILING	L.F.	35	\$142.56	\$4,989.6
25	UNDER SIDEWALK DRAIN (CAST IN PLACE)	EA	4	\$3,877.56	\$15,510.24
26	RETAINING WALL (CALTRANS STANDARD TYPE 6A)	L.F.	50	\$332.31	\$16,615.5
				<b>Sub total:</b>	<b>\$452,431.98</b>

Apparent Low Bidder		Phone	Bid Amount			
Bid Schedule 2 - Sections D, E			UM	QTY	Price	Item Total
1	MOBILIZATION		L.S.	1	\$3,773.97	\$3,773.97
2	TRAFFIC CONTROL		L.S.	1	\$16,420.33	\$16,420.33
3	WATER POLLUTION CONTROL		L.S.	1	\$2,673.24	\$2,673.24
4	UTILITY COORDINATION, VERIFICATION, POTHOLING		L.S.	1	\$4,279.15	\$4,279.15
5	CLEARING & GRUBBING		L.S.	1	\$10,243.65	\$10,243.65
6	ROADWAY EXCAVATION, EARTHWORK, CONCRETE REMOVALS, TREE REMOVALS, ETC.		L.S.	1	\$29,510.51	\$29,510.51
7	SIGNAGE & STRIPING		L.S.	1	\$14,610.67	\$14,610.67
8	A.C. GRINDING		S.F.	5,000	\$2.36	\$11,800
9	AGGREGATE BASE (CLASS II)		TN	10	\$161.7	\$1,617
10	ASPHALT CONCRETE		TN	75	\$143.04	\$10,728
11	CONCRETE SIDEWALK		S.F.	7,000	\$4.06	\$28,420
12	CURB RAMP (MODIFIED PER PLANS & TRUNCATED DOMES INCLUDED WITH BID ITEM)		EA	16	\$2,658.68	\$42,538.88
13	CONCRETE ACCESS RAMP (CAST-IN-PLACE)		EA	1	\$4,142.26	\$4,142.26
14	CURB & GUTTER		L.F.	500	\$27.68	\$13,840
15	TYPE D CURB		L.F.	25	\$36.42	\$910.5
16	SLOT PAVE		L.F.	1,200	\$9.36	\$11,232
17	RESIDENTIAL DRIVEWAY APPROACH		EA	10	\$1,816.08	\$18,160.6
18	CROSS GUTTER & SPANDREL		S.F.	500	\$13.73	\$6,865
19	8" THICK ENHANCED CONCRETE COMMERCIAL DRIVEWAY		S.F.	1,600	\$11.95	\$19,120
20	UNDER SIDEWALK DRAIN (CAST IN PLACE)		EA	1	\$3,519.18	\$3,519.18
21	RELOCATE AND RECONNECT FIRE HYDRANT		EA	1	\$13,478.48	\$13,478.48
22	REMOVE AND REPLACE STREET LIGHT AND SERVICE CABLE ON NEW POLE		EA	1	\$42,592	\$42,592
23	HARDSCAPE / LANDSCAPE		L.S.	1	\$15,068.03	\$15,068.03
<b>Sub total:</b>						<b>\$325,543.45</b>
<b>Project total:</b>						<b>\$777,975.43</b>
<b>Grand total:</b>						<b>\$777,975.43</b>

Bidder	Phone	Bid Amount
L.C. Paving & Sealing, Inc. 620 Alpine Way Escondido CA 92029 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	760 752 1743	\$777,975.43
CT&T Concrete Paving Inc. 4671 Palm Ave Yorba Linda CA 92886 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	9096298000	\$854,465

Bidder	Phone	Bid Amount
<b>IE General Engineering Inc.</b> 1440 Beaumont Ave A2-130 Beaumont CA 92223 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	951-775-6615	\$904,207.5
<b>Horizons Construction Company</b> 432 W Meats Avenue Orange California 92865 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	7146260000	\$977,113
<b>Wheeler Paving, Inc.</b> 2734 Avalon St Riverside CA 92509 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	951-685-7283	\$993,665.5
<b>Onyx Paving Company, Inc</b> 2890 E. La Cresta Ave. Anaheim CA 92805 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	714-632-6699	\$1,144,000
<b>EBS GENERAL ENGINEERING, INC.</b> 1345 QUARRY STREET STE 101 CORONA CA 92879 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	9512796869	\$1,178,267.5
<b>MVC ENTERPRISES INC</b> 27250 VIA INDUSTRIA TEMECULA California 92590 <a href="#">View Subcontractors</a>   <a href="#">View Line Items</a>	9516976888	\$1,253,310
<b>Incomplete Submissions</b>	<b>Phone</b>	<b>Bid Amount</b>
<b>Close</b>		

**Attachment #3**

**June 9, 2020 Staff Report for SB-821 Funding Ratification**



8.H.

**CITY OF PERRIS**  
**CITY COUNCIL**  
**AGENDA SUBMITTAL**

**MEETING DATE:** June 9, 2020

**SUBJECT:** Riverside County Transportation Commission SB-821 Funding Agreement for Ruby Drive & Redlands Avenue Pedestrian Improvements Project (CIP # S123)

**REQUESTED ACTIONS:** City Council ratify the Riverside County Transportation Commission SB-821 Funding Agreement to Reimburse the City up to \$100,000 for Ruby Drive & Redlands Avenue Pedestrian Improvements Project

**CONTACT:** Stuart E. McKibbin, City Engineer

---

**BACKGROUND/DISCUSSION:**

The Riverside County Transportation Commission (RCTC) SB-821 funding agreement between RCTC and the City of Perris would reimburse the City up to \$100,000 for reimbursement to install sidewalk and various other pedestrian improvements along Ruby Drive and Redlands Avenue (as shown on exhibits included in the agreement). The City Manager, the City Attorney, and RCTC have all signed the agreement.

Project plans have been finalized and City Staff plans to include this work as part of an upcoming citywide sidewalk installation project. It is anticipated that construction for this project would begin late Summer 2020.

Staff recommends for Council to ratify the attached RCTC SB-821 funding agreement to reimburse the City up to \$100,000 for Ruby Drive & Redlands Avenue Pedestrian Improvements project.

---

**BUDGET (or FISCAL) IMPACT:**

No Fiscal Impact. Adopted Capital improvements Program Sheet S-123 identifies the SB-821 grant funding of \$100,000.

---

Prepared by: Brad Brophy, Deputy City Engineer

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director \_\_\_\_\_

Attachment: ~~RCTC SB-821 Funding Agreement for Ruby Drive and Redlands Avenue Pedestrian Improvements~~  
~~CIP Sheet S-123~~



**Attachment #4**

**CIP Sheet S123**

# CITY OF PERRIS

## Capital Improvement Program Project Details



Project Number: **S123**  
 Project Title: **City Sidewalk Improvements**  
 Managing Department: **City Engineer**

**Project Description and/or Justification:** Install sidewalk, curb ramps, driveway approaches and other pedestrian improvements at various citywide locations.



Original Budget: 336,088  
 Budget Amendments: 226,304  
 Total Project Costs: 17,135  
 Available Funds: 545,257

Project Dates:  
 Begin: **FY 19/20**  
 Completion:

**Total Budget Additions (Deletions):** **-**

Funding Sources:	Fund	Project to Date Available	Plan 2019/2020	Plan 2020/2021	Plan 2021/2022	Plan 2022/2023	Total
CDGB	152	445,257					\$ 445,257
SB-821 Sidewalk Grant	139	100,000					\$ 100,000
							\$ -
							\$ -
							\$ -
<b>Total:</b>		<b>545,257</b>	-	-	-	-	<b>\$ 545,257</b>

Budget Amendment Notes				
Date	Description / Action	Adopted Budget	Amendment	Amended Budget
2019/20	Adopted Budget - CDBG	236,088		236,088
2019/20	Adopted Budget SB-821	100,000		336,088
2019/20	FY 1819 CDBG ReAllocation		226,304	562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
				562,392
	<b>Total:</b>	<b>\$ 336,088</b>	<b>\$ 226,304</b>	<b>\$ 562,392</b>

**S-123**

As of 03/31/2021



# CITY OF PERRIS

## CITY COUNCIL AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** Local Street Closure, Encanto Drive Segment Between Ethanac Road and Rouse Road and a Portion of McLaughlin Road

**REQUESTED ACTIONS:** City Council approve Inland Valley Pipeline's request for local road closure on Encanto Drive, between Ethanac Road and McLaughlin Road, and a portion of McLaughlin Road between Encanto Drive and Alta Avenue for seven days

**CONTACT:** Stuart E. McKibbin, Contract City Engineer

### BACKGROUND/DISCUSSION:

The proposal is a request from Inland Valley Pipeline, Inc. for approval of local road closure of Encanto Drive from Ethanac Road to the project site limits just south of McLaughlin Road, as well as a portion of McLaughlin Road from Encanto Drive to the end of the project site west of Alta Avenue, in association with installation of a storm drain for the new RV Super Center facility in the City of Menifee. Due to the nature of the construction improvements, it was determined that the safest and fastest solution is to allow for a full closure of this section of road.

Sitotech, Inc., the Engineer for Inland Valley Pipeline, Inc., has provided the Engineering Department with a Detour Plan that clearly describes the limits of the closure. The closure is expected to last approximately 7 days. Inland Valley Pipeline, Inc. plans on keeping this section of road closed for the duration of the construction of the new storm drain improvements.

Street	Closure Limits	Lanes open during closure (in each direction)	Duration
Encanto Drive	South of Ethanac Road to the end of the project site south of McLaughlin Road	None	7 days
McLaughlin Road	Encanto Drive to the end of the project site west of Alta Avenue	None	7 days

City staff recommends approval of the local road closure associated with the construction subject to the Project Contractor notifying the Engineering Department before any local road closure takes place and Project Contractor properly notifies the local emergency responders, schools, CR&R, and such notice shall be available on the City's social media/webpage.

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**BUDGET (or FISCAL) IMPACT:**

There is no fiscal impact associated with the approval of the Encanto Local Road Closure.

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Prepared by: **Cassandra Sanchez, Assistant Principal Engineer**

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director ER

**Attachment:**

1. Vicinity Map/Detour Plan

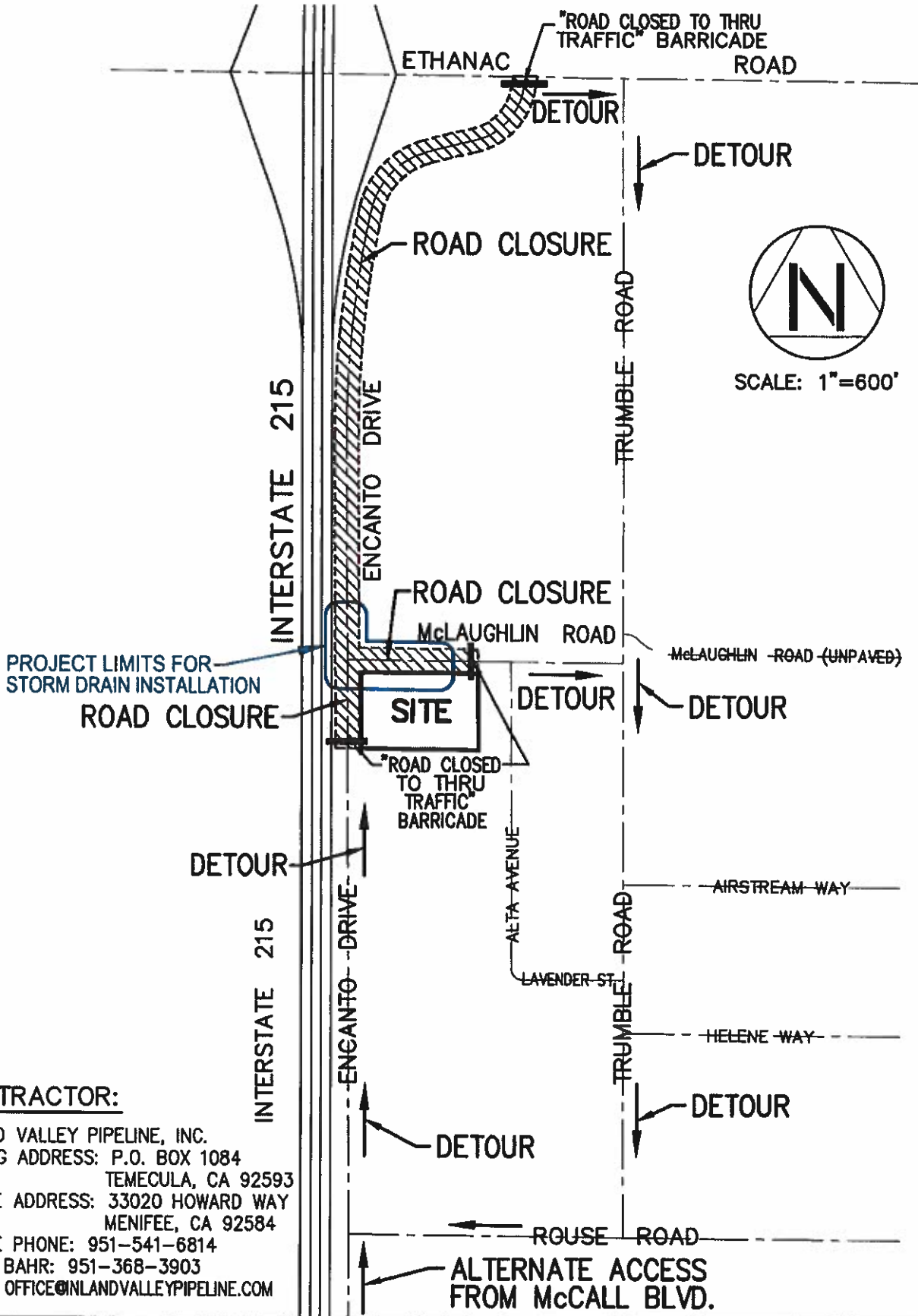
Consent:  X  
Public Hearing:  
Business Item:  
Presentation:  
Other:

**Attachment #1**

**Vicinity Map / Detour Map**

VICINITY MAP / DETOUR MAP

# ENCANTO DRIVE DETOUR



**CONTRACTOR:**

INLAND VALLEY PIPELINE, INC.  
BILLING ADDRESS: P.O. BOX 1084  
TEMECULA, CA 92593  
OFFICE ADDRESS: 33020 HOWARD WAY  
MENIFEE, CA 92584  
OFFICE PHONE: 951-541-6814  
JAMIE BAHR: 951-368-3903  
EMAIL: OFFICE@INLANDVALLEYPipeline.COM



# CITY OF PERRIS

## CITY COUNCIL

### AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** CR&R Environmental Services Residential Refuse Collection Charges

**REQUESTED ACTION:** That the City Council adopt an Ordinance (next in order) amending Section 7.16.080 of the Perris Municipal Code to authorize the Riverside County Tax Collector to place residential refuse collection charges on the property tax rolls.

**CONTACT:** Emie Reyna, Director of Finance

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#### BACKGROUND

The City currently has a franchise agreement with CR&R for the collection and disposal of residential and commercial refuse within the City. CR&R has an agreement with Eastern Municipal Water District (EMWD) under which the bill for trash services is included in the customer's water and sewer utility bill. EMWD currently bills trash, water and sewer for approximately 80% of the City and the City's water department bills the balance of the City. In February 2021, EMWD notified the City and CR&R about their plans to phase out the trash billing on the water bill. EMWD would like to stop billing by July 1, 2021.

#### ANALYSIS/DISCUSSION:

This has resulted in CR&R providing the following three options for future billing of refuse:

##### ***Option A: CR&R Takes Over the Billing***

Under this option CR&R would individually bill the Perris residents three months in advance. This would be the industry standard for CR&R billing elsewhere. EMWD currently bills Perris residents two months in arrears. The transition may cause concern because residents will be seeing five months of invoices at the start of the billing cycle. In addition, delinquent customers who do not pay their trash bill would be sent an annual notification that their trash bills are delinquent and if they do not pay, the delinquent amount would be placed on the tax roll along with a processing fee. Processing fees are usually \$75 per parcel. Under this option, any refuse delinquencies that are to be placed on the County tax roll must be approved by the City Council on an annual basis. Historically, most delinquencies are from landlords whose tenants did not pay for service. If refuse payments are delinquent, additional fees and surcharges will also be added to the customer account. Regardless, Perris has mandatory collection service, so everyone gets service regardless of timely payment or not and the property owner is ultimately responsible for the bill, not the

tenant. Also, CR&R currently pays the City franchise fees on gross billings. Under this scenario, CR&R anticipates delinquency rates going up substantially causing a need to change how CR&R pays franchise fees. As a result, CR&R would need to pay franchise fees on cash receipts rather than gross billings. Once CR&R receives the tax roll delinquency monies CR&R would then pay the City their franchise fees from those monies. Cash flow for CR&R and the City are impacted.

***Option B: Parcel Charge (Annual Tax Roll)***

The City can choose to bill all residents for trash and recycling services on an annual parcel charge. Residents would pay for their service when they pay their property taxes. This would require a one-time Council hearing to place all existing and future billings onto the County tax roll. Residents would not need to write a check every three months for service. This option has no cost to either the City or customers, but what it does do is attach the refuse billing to a resident's property tax payment that is due on December 10 and April 10. This option places six months of refuse service at each billing date and the customer does not need to make any payments to CR&R directly. Two other Cities currently bill on the tax roll: Temecula and Canyon Lake. This would require a one-time Council hearing to place all existing and future billings onto the County tax roll.

***Option C: City Takes Over the Billing***

The City would take over the billing on behalf of CR & R services. Under this option, the City will need to develop new software to handle refuse billing and will also need to add additional staff to handle the billing workload.

CR&R is proposing that the City Council approve the Parcel Charge Option B for ease of implementation, low cost, and faster transition. Attached to this staff report is an ordinance that will allow for future refuse services to be placed on the County tax roll (Option B); however, if the City Council rather approve option A or C, this ordinance will be amended and brought back at the next Council meeting.

Non-residential customers will be billed directly by CR&R. Residential customers who request temporary bins/roll off services will also be billed directly by CR&R. New residential customers at properties that have not yet been placed on the tax roll will be billed directly on a quarterly basis by CR&R until the properties are placed on the tax roll.

If the attached ordinance (Parcel Charge Option B) is adopted, CR&R will prepare a report identifying the parcels upon which charges are proposed to be collected. The City Council must then hold a public hearing to consider all objections or protests. Following the hearing the City Council may adopt the report which is then forwarded to the County Auditor/Tax Collector, who will place the charges on the property tax roll. Section 7.16.080 of the Municipal Code currently provides that charges for refuse collection shall be added to utility bills. California Health and Safety Code Section 5473 provides that the City, by two-thirds vote of the members of the legislative body, may elect to have refuse collection charges collected on the County property tax roll in the same manner as general taxes. The proposed Ordinance requires at least two-thirds approval of the City Council in order to be introduced.



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**BUDGET (or FISCAL) IMPACT:**

None to the City.

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Prepared by: Ernie Reyna, Director of Finance

**REVIEWED BY:**

City Attorney   X    
Assistant City Manager \_\_\_\_\_  
Finance Director \_\_\_\_\_

Attachment:                   1. Ordinance No. (Next in order) amending Section 7.16.080 of the Perris Municipal Code to authorize the Riverside County Tax Collector to place residential refuse collection charges on the property tax rolls.

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

**ATTACHMENT 1**

**ORDINANCE NO. (NEXT IN ORDER)  
AMENDING SECTION 7.16.080 OF THE PERRIS  
MUNICIPAL CODE**

**ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AMENDING SECTION 7.16.080 OF THE PERRIS MUNICIPAL CODE TO AUTHORIZE THE RIVERSIDE COUNTY TAX COLLECTOR TO PLACE RESIDENTIAL REFUSE COLLECTION FEES ON THE PROPERTY TAX ROLLS**

*WHEREAS*, pursuant to Chapter 7.16 of the City of Perris (“City”) Municipal Code, the City contracts for the collection and disposal of solid municipal waste; and

*WHEREAS*, pursuant to Section 7.16.080 of the Municipal Code, charges for residential refuse collection are currently added to utility bills; and

*WHEREAS*, California Health and Safety Code Section 5473 provides that the City, by two-thirds vote of the members of the legislative body, may elect to have refuse collection charges collected on the County property tax roll in the same manner as its general taxes; and

*WHEREAS*, the City Council now desires to amend the Perris Municipal Code to authorize placing residential refuse collection charges on the County property tax rolls pursuant to Health and Safety Code Section 5473.

***NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:***

**Section 1.** **Recitals.** The Recitals set forth above are true and correct and incorporated herein by this reference.

**Section 2.** **Charges.** Section 7.16.080 of the Perris Municipal Code is amended to read in its entirety as follows:

“Sec. 7.16.080. - Charges.

(a) Charges for non-residential refuse collection, residential customers who request temporary bin/roll off services, and residential customers at properties not placed on the Riverside County property tax rolls pursuant to this Section 7.16.080, shall be billed by city’s contractor directly to the customer in accordance with the franchise agreement.

(b) Charges for residential refuse collection, including all current and delinquent charges, shall be collected on the Riverside County property tax rolls as authorized by California Health and Safety Code Section 5473, as may be amended.

(c) Charges for residential refuse collection shall be placed on the Riverside County property tax rolls in accordance with the procedures set forth in California Health and Safety Code Section 5473 *et seq.*, as may be amended, and in accordance with the franchise agreement.”

**Section 3. Severability.** If any subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or otherwise unenforceable, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that they would have passed each subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more subsection, subdivision, paragraph, sentence, clause, or phrase be declared unconstitutional or otherwise unenforceable.

**Section 4. Effective Date.** This Ordinance shall take effect 30 days after its adoption.

**Section 5. 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor, Michael Vargas

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy Salazar

ATTEST:

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 Ordinance No. (Next in order) was duly adopted by the  
City Council of the City of Perris at a regular meeting held the \_\_\_ day of \_\_\_\_\_, 2021,  
by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
City Clerk, Nancy Salazar



# CITY OF PERRIS

## CITY COUNCIL AGENDA SUBMITTAL

**MEETING DATE:** April 27, 2021

**SUBJECT:** Community Development Block Grant Action Plan FY 2021-2022

**REQUESTED ACTION:** **ADOPT Resolution No.** (next in order), Approving the Community Development Block Grant Action Plan FY 2021-2022

**CONTACT:** Clara Miramontes, Interim City Manager

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### BACKGROUND/DISCUSSION:

On February 9, 2021, the CDBG Subcommittee, which consists of Housing Authority staff, interim City Manager, Mayor Vargas and Councilwoman Rogers, met to review submitted FY 21-22 CDBG applications and determine preliminary funding. The subcommittee determined allocations based on prior year funding of \$912,689. HUD staff announced their Fiscal Year 2021-2022 allocations on February 25, 2021. The City of Perris has been allocated \$954,641 for FY 2021-2022. 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 with their maximum allowed allocation caps for FY 2021-2022:

CDBG CATEGORY	CAP	AMOUNT
Planning/Administration	20%	\$190,928.20
Public Service	15%	\$143,196.15
Non-Public Service Activities	No cap	\$620,516.65
<b>Total Available CDBG Funds</b>		<b>\$954,641.00</b>

This year, the City received eleven 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. On February 9, 2021, the CDBG Subcommittee reviewed the applications and made recommendations for funding allocations. At the time of the CDBG Subcommittee meeting, the tentative funding allocation for Perris was \$912,688. The City was later notified that the final allocation was increased to \$954,641. Staff has updated the funding recommendations to evenly distribute the additional funds in the non-public service activities where full funding was not originally allocated.

The following shows the recommended funding allocations:

<b>Administration</b>	
CDBG Staff salaries, training, supplies	\$159,828.20
Riverside Fair Housing Council: Fair Housing Program	\$31,100
<b>CDBG Administration</b>	<b>\$190,928.20</b>
<b>Public Service Allocations</b>	
Boys & Girls Club of Menifee Valley: Before & After School Program	\$20,000
Family Service Association: Senior Nutrition Program	\$20,595
Life Lifters International: Community Life Program	\$20,000
Love 4 Life Association: Unbreakable Project	\$26,308
North County Health Project: Increasing Access to Behavioral Health Services	\$25,000
Women Achieving Success: Youth Life Skills Education Program	\$15,000
<b>TOTAL PUBLIC SERVICE ALLOCATIONS</b>	<b>\$126,903</b>
<b>Non-Public Service Allocations</b>	
City of Perris Community Services: Rotary Park Amenities	\$205,416
City of Perris Community Services: GEAR Bike Expansion II	\$80,749.80
City of Perris Public Works: City Sewer Project	\$275,644
Habitat for Humanity: Minor Home Repair Program	\$75,000
<b>TOTAL NON-PUBLIC SERVICE ALLOCATIONS</b>	<b>\$636,809.80</b>
<b>TOTAL ESTIMATED CDBG ALLOCATIONS</b>	<b>\$954,641</b>

### California Environmental Quality Act (CEQA)

The FY 2021-2022 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 approve final funding recommendations based on the projected FY 2021-2022 CDBG Entitlement amount of \$954,641. These final allocations will be submitted to HUD through the Annual Action Plan no later than May 15, 2021, as mandated by federal regulation.

A public notice for this meeting was published on March 24, 2021, 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 2021-2022 Annual Action Plan prior to adoption of the plan.

**BUDGET (or FISCAL) IMPACT:** The fiscal impact to the FY 2021-2022 City Operating Budget is an increase in revenue of \$954,641.

---

Prepared by: Sara Cortés de Pavón, Grants Manager

**REVIEWED BY:**

City Attorney \_\_\_\_\_  
Assistant City Manager \_\_\_\_\_  
Finance Director ER

Attachments: 1. Resolution No. (Next in order), Final FY 2021-2022 Allocations, and Final  
FY 2021-2022 Annual Action Plan

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



# **ATTACHMENT 1**

**RESOLUTION NUMBER (next in order)**

**Attachment #1**

**RESOLUTION NO. (Next in order)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS,  
APPROVING THE FY 2021-2022 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 2021-2022 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 2021-2022 Annual Action Plan which includes proposed funding in the amount of \$954,641 worth of CDBG related program and that were reviewed and approved by a City Council appointed CDBG sub-committee; and

**WHEREAS**, On March 30, 2021, the City Council approved preliminary funding recommendations for the FY 2021-2022 Annual Action Plan for the CDBG Federal Entitlement Program; and

**WHEREAS**, On April 27, 2021, the City Council considered the FY 2021-2022 Annual Action Plan for the CDBG Federal Entitlement Program; and

**WHEREAS**, the approvals herein are final for inclusion in the FY 2021-2022 Annual Action Plan; and

**WHEREAS**, the FY 2021-2022 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 2021-2022 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 FY 2021-2022 Annual Action Plan for the CDBG Federal Entitlement Program.

**SECTION 3.** 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 27, 2021, 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 27<sup>th</sup> day of April 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
City Clerk, Nancy Salazar

Resolution Exhibits:

**Exhibit A:** Final FY 2021-2022 CDBG Allocations

**Exhibit B:** Final FY 2021-2022 Annual Action Plan

**FINAL FY 2021-2022  
CDBG ALLOCATIONS  
EXHIBIT A**

Exhibit A

# FINAL FY 2021-2022 Allocations

Administration	
CDBG Administration	\$152,900
Fair Housing Council of Riverside Co.: Fair Housing Services	\$31,100
<b>TOTAL ADMINISTRATION ALLOCATED</b>	<b>\$184,000</b>
<b>Public Service Allocations</b>	
Boys & Girls Club of Menifee Valley: Before & After School Program	\$20,000
Family Services Association: FSA More than a Meal	\$20,595
Women Achieving Success: Youth Life Skills Education Program	\$15,000
Life Lifters International: Community Life Program	\$20,000
North County Health Project: Increasing Access to Behavioral Health Services	\$25,000
Love 4 Life Association: Unbreakable Project	\$26,308
<b>TOTAL PUBLIC SERVICE ALLOCATED</b>	<b>\$126,903</b>
<b>Non-Public Service Allocations</b>	
City of Perris Community Services: Rotary Park Amenities	\$212,344.20
City of Perris Community Services: GEAR Bike Expansion II	\$80,749.80
City of Perris Public Works: City Sewer Project	\$275,644
Habitat for Humanity: Minor Home Repair	\$75,000
<b>TOTAL NON-PUBLIC SERVICE ALLOCATED</b>	<b>\$643,738</b>
<b>TOTAL ESTIMATED CDBG ALLOCATION</b>	<b>\$954,641</b>

**FINAL FY 2021-2022  
ANNUAL ACTION PLAN  
EXHIBIT B**

## Exhibit B

### 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) 2021-2022 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 2021-2022 program year under the Community Development Block Grant (CDBG), Community Development Block Grant COVID (CDBG-CV), State HOME Investment Partnership (HOME) funds, and General Funds. 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 and updated per the FY 2020 ACS 5-year 2011-2015 Low-and-Moderate-Income Summary Data. 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

- Minor 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

##### **Objective 3:** Increase affordable housing opportunities to first-time homebuyers

- First-Time Homebuyer Program (HOME)

**Objective 4:** Increase affordable rental and mortgage opportunities for those financially affected by COVID-19

- CDBG-CV Rental/Mortgage Assistance program

Outcome: Affordability of decent housing to low-income persons

#### **FAIR HOUSING STRATEGY**

##### **Objective 1:** 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

**Objective 2:** Improve access to homeless services through the hotel voucher program

- CDBG-CV Homeless Services Program

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

### **PUBLIC SERVICE STRATEGIES**

**Objective 1:** 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

**Objective 2:** Provide support services for those financially affected by COVID-19

- CDBG-CV Utility Assistance Program

Outcome: Support activities that assist with basic needs and provide quality services

### **COMMUNITY DEVELOPMENT STRATEGY**

**Objective 1:** Public Infrastructure Improvements in Eligible Areas

- GEAR Bike Expansion II
- City Sewer Project

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

**Objective 2:** Improve recreational and community facilities located in low-to-moderate income neighborhoods

- Rotary Park Amenities

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

**Objective 3:** 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:** Expand Economic Development Opportunities

- COVID-19 Small Business Assistance Program

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 (FY 2020-2021) of its current Consolidated Plan period (2019-2024). The COVID-19 pandemic and subsequent stay at home order affected two of the City's 2020-2021 subrecipients ability to deliver services to clients, however, the remainder of the subrecipients were able to adjust their service delivery to a virtual mode and either 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 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. In addition, non-public service projects which addressed high priority infrastructure 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:

##### Action 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, community needs survey, public comment period and public hearing process.

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 2021-2022 Annual Action Plan, on October 8, 2021, 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 virtual community meetings held on December 16, 2020, January 6, 2021, and January 14, 2021, in addition to advertising and linking the survey on the City of Perris Facebook, Twitter, and Instagram social media accounts. Due to the COVID-19 stay at home order, the City was unable to administer the survey at the Veteran's Day Parade, City of Perris Trunk or Treat, Christmas Day Parade, and senior citizen luncheon, which comprised the majority of completed surveys in the past. A total of 18 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 will conduct two public hearings and public Council meetings in order to address housing and community development needs. Both will be held before the proposed Annual Plan is 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 Annual Action Plan from March 3, 2021 through April 27, 2021. 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 City of Perris Housing Authority and City of Perris website.

## **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.

### **December 16, 2020 Community Outreach Meeting**

No public comments received.

### **December 16, 2020 Stakeholder Meeting**

- Larger home improvement/maintenance programs needed.
- Employment opportunities needed such as the Multi-Craft Core Curriculum (MC3) program which provides pre-apprenticeship for plumbing, HVAC, and electrical.
- Focus on leadership and motivation to help youth stick with training programs for long-term outcomes.

### **January 6, 2021 Community Outreach Meeting**

No public comments received.

### **January 6, 2021 Stakeholder Meeting**

No stakeholder comments received.

### **January 14, 2021 Community Meeting**

No public comments received.

### **March 30, 2021 Public Hearing**

No public comments received.

**April 27, 2021 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. Despite the COVID-19 pandemic, 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	Perris Housing Authority
CDBG Administrator	City of Perris	Perris Housing Authority

**Table 1 – Responsible Agencies**

**Narrative (optional)**

A completed Annual 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  
[Scortes-depavon@cityofperris.org](mailto:Scortes-depavon@cityofperris.org)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Development of the City of Perris's FY 2021-2022 Annual Action Plan is a result of consultation with a wide spectrum of public and private agencies. The City conducted outreach 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 Annual Action Plan Development process and requirements for submitting project proposals and requesting comments on community needs. A Community Needs 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(I))**

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 City of Perris is within the County of Riverside Continuum of Care (CoC). 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 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 participated in the 2013 and 2015 thru 2019 Homeless Point in Time (PIT) Counts to conduct complete counts of every census track within the City boundaries for Homeless Counts. Data from the count was provided to the County of Riverside Continuum of Care. Due to the COVID-19 pandemic and ensure staff and volunteer safety, the City of Perris did not conduct a PIT Count for 2020 and relied on the observational count that Riverside County conducted.

**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	<b>Agency/Group/Organization</b>	Fair Housing Council of Riverside County
	<b>Agency/Group/Organization Type</b>	Services- Housing
	<b>What section of the Plan was addressed by Consultation</b>	Housing Services
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 16, 2020.
2	<b>Agency/Group/Organization</b>	Family Service Association
	<b>Agency/Group/Organization Type</b>	Services- Elderly Persons
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. Agency attended the application workshop on January 6, 2021.
3	<b>Agency/Group/Organization</b>	Life Lifters International
	<b>Agency/Group/Organization Type</b>	Services- Youth Services- Education Services- Elderly Persons
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 stakeholder meeting and application workshop on December 16, 2021.
4	<b>Agency/Group/Organization</b>	Boys and Girls Club of Menifee Valley
	<b>Agency/Group/Organization Type</b>	Services- Children
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 January 13, 2021.
5	<b>Agency/Group/Organization</b>	North County Health Services
	<b>Agency/Group/Organization Type</b>	Services- Health
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs

	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 January 6, 2021.
6	<b>Agency/Group/Organization</b>	Foundation for Better Living
	<b>Agency/Group/Organization Type</b>	Services- Youth
	<b>What section of the Plan was addressed by Consultation</b>	Homeless Services Non-Homeless Special Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 16, 2021.
7	<b>Agency/Group/Organization</b>	Love 4 Life Association
	<b>Agency/Group/Organization Type</b>	Services- Youth & Children
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 16, 2020.
8	<b>Agency/Group/Organization</b>	Habitat for Humanity Inland Valley
	<b>Agency/Group/Organization Type</b>	Services- Housing
	<b>What section of the Plan was addressed by Consultation</b>	Housing Needs
	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 stakeholder meeting and application workshop on December 16, 2021.
9	<b>Agency/Group/Organization</b>	Women Achieving Success
	<b>Agency/Group/Organization Type</b>	Services- Mental Health Services – Education
	<b>What section of the Plan was addressed by Consultation</b>	Non-Homeless Special Needs

	<b>How was the agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 16, 2021.
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**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 Annual Action Plan:

**Annual Action Plan Development-** Citizens were invited to provide input into development of the Annual 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 advertised on all City of Perris social media platforms; Facebook, Twitter, and Instagram. Due to the COVID-19 pandemic, hard copies of the survey could not be made available at the four (4) large scale community events: Trunk of Treat, Veterans Day Parade, Christmas Parade, and Senior Citizen luncheon. Survey responses were accepted October 8, 2020 through January 25, 2021. As a result, a total of 18 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 March 30, 2021 and April 27, 2021. 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 3, 2021 through April 27, 2021. The City published a public notice in the local newspaper informing interested persons about the Annual Action Plan review/comment period.

**Access to Information/Availability to the Public-** As required by Federal regulations, the Annual Action Plan was made available at the City of Perris Housing Authority.

## 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 two (2) agencies attended the stakeholder meeting.	A summary of the comments received is included in Appendix: A	All comments were accepted	
2	Community Meeting	Residents	There were no residents that attended the community meeting.	A summary of the comments received is included in Appendix: A	No comments received	
3	Survey	Residents – including non-English speaking, specifically Spanish.	A total of 18 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 3, 2021 through April 27, 2021.	A summary of the comments received is included in Appendix: A	All comments will be accepted	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

This Annual Action Plan for FY 2021-2022 (July 1, 2021 through June 30, 2022) is the third 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				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Admin and Planning, Economic Development, Housing, Public Improvements, Public Services.	\$954,641	\$0	\$132,611.60	\$954,641	\$0	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	\$99,000	\$0	\$599,000	\$0	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 2021-2022:

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.

State 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.

# **Annual Goals and Objectives**

## **AP-20 Annual Goals and Objectives**

### **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	2021	2022	Fair Housing	City of Perris – Citywide	Fair Housing	CDBG: \$31,100	Public Service activities other than Low/Moderate Income housing. Benefit: 1,500 persons assisted.
2	Expand Affordable Housing Supply	2021	2022	Affordable Housing	City of Perris – Citywide	Housing	HOME: \$390,000	Direct Financial Assistance to Homebuyers. Benefit: 7 households assisted.
3	Create and Preserve Affordable Housing	2021 2021 2021	2022 2022 2022	Affordable Housing	City of Perris – Citywide	Housing	CDBG: \$75,000	Minor Home Repair
							CDBG-CV round 1&3: \$242,432	Benefit: 10 households assisted Rental/Mortgage Assistance
							HOME: \$100,000	Benefit: 40 households assisted Tenant Based Rental Assistance
4	Support Homeless Activities	2021	2022	Homeless	City of Perris – Citywide	Homelessness	CDBG-CV round 3: \$200,000 RDA: \$TBD	Benefit: 10 households assisted. Two-week hotel voucher for 20 individuals
5	Planning & Program Administration	2021	2022	Program Administration	City of Perris – Citywide	Administration	CDBG: \$152,900	Overnight/Emergency Shelter/Beds & Case Management: individuals assisted General Management and program oversight
6	Provide Quality Public Services	2021 2021	2022 2022	Non-Housing Community Development	City of Perris – Citywide	Public Services	CDBG: \$126,903	Public service activities other than Low/Moderate income housing.
							CDBG-CV round 1: \$111,436	Benefit: 866 individuals assisted
7	Improve Public Infrastructure and Facilities	2021	2022	Non-Housing Community Development	City of Perris – Citywide	Infrastructure and Public Facilities Improvement	CDBG: \$643,738	Public Facility or Infrastructure Activities other than Low/Moderate income housing. Benefit: 15,000 persons assisted

8	Economic Development	2021	2022	Economic Development	City of Perris – Citywide	Business Assistance	General Funds: \$303,700	Small business assistance Benefit: 30 businesses assisted
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**Table 6 – Goals Summary**

**Goal Descriptions**

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



# 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 2021 (July 1, 2021 through June 30, 2022) using CDBG funds. The following represents a summary of the projects/activities to be undertaken during FY 2021-2022 utilizing CDBG, CDBG-CV round 1 & 3, and State HOME funds.

### Projects

#	Project Name
1	2021 CDBG Administration
2	Boys and Girls Club of Menifee Valley: Before & After School Program
3	Women Achieving Success: Youth Life Skills Education Program
4	Family Services Association: More than a Meal Program
5	North County Health Project: Increasing Access to Behavioral Health Services
6	Life Lifters international: Community Life Program
7	Love 4 Life Association: Unbreakable Project
8	Community Services Department: Rotary Park Amenities
9	Community Services Department: GEAR Bike Expansion II
10	Public Works Department: City Sewer Project
11	Habitat for Humanity Inland Valley: Minor Home Repair
12	CDBG-CV round 1 & 3: Rental/Mortgage Assistance Program
13	CDBG-CV round 1: Utility Assistance Program
14	CDBG-CV round 3: Homeless Services Program
15	HOME: First Time Homebuyer (FTHB) Program
16	HOME: Tenant Based Rental Assistance (TBRA)

**Table 7 - Project Information**

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

Approximately twenty-seven percent (27%) of CDBG funds will be targeted to projects that are within target areas/CDBG-eligible areas such as the Rotary Park Amenities, Gear Bike Expansion II, and City Sewer Project. 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	<b>Project Name</b>	CDBG PROGRAM ADMINISTRATION
	<b>Target Area</b>	City of Perris- Citywide
	<b>Goals Supported</b>	Promote Fair Housing Opportunity Create and Preserve Affordable Housing Planning and Program Administration Provide Quality Public Services Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b>	General management and program oversight
	<b>Funding</b>	CDBG: \$152,900
	<b>Description</b>	General management and program oversight
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The CDBG Program will be administered from Perris City Hall and will support the CDBG Program citywide.
	<b>Location Description</b>	Citywide- City of Perris
	<b>Planned Activities</b>	CDBG Program management and oversight.



2	<b>Project Name</b>	FAIR HOUSING SERVICES (FAIR HOUSING COUNCIL OF RIVERSIDE COUNTY)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Descent Housing Provide Quality Public Services
	<b>Needs Addressed</b>	Affirmatively Further Fair Housing
	<b>Funding</b>	CDBG: \$31,100
	<b>Description</b>	Provide fair housing services.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1,500 persons may be assisted.
	<b>Location Description</b>	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
<b>Planned Activities</b>	Provide fair housing services which include counseling, tenant/landlord mediation and anti-discrimination services.	
3	<b>Project Name</b>	BOYS AND GIRLS CLUB OF MENIFEE VALLEY: BEFORE & AFTER SCHOOL PROGRAM
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	This program will provide financial assistance to youth to pay for discounted programming.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 low-moderate income children will benefit from this program.
	<b>Location Description</b>	904 South D. Street, Perris, CA 92570
	<b>Planned Activities</b>	This program will provide financial assistance to youth to pay for discounted programming.
4	<b>Project Name</b>	LIFE LIFTERS INTERNATIONAL: COMMUNITY LIFE PROGRAM
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide art classes to youth.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 seniors will benefit from this program.
	<b>Location Description</b>	100 North D. Street, Perris, CA 92570
	<b>Planned Activities</b>	Provide movement/exercise and art classes to seniors age 62 and over.
5	<b>Project Name</b>	LOVE 4 LIFE ASSOCIATION: UNBREAKABLE PROJECT
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$26,308

	<b>Description</b>	Provide after school activities on bullying and suicide prevention, self-esteem, spreading kindness, giving resources, creating friendships and more. Provide parent component to educate them on identifying signs and provide resources.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 45 low-moderate income youth and parents will benefit from this program.
	<b>Location Description</b>	100 North D. Street, Perris, CA 92570
	<b>Planned Activities</b>	Provide after school activities on bullying and suicide prevention, self-esteem, spreading kindness, giving resources, creating friendships and more. And parent education component and resources.
6	<b>Project Name</b>	FAMILY SERVICES ASSOCIATION: MORE THAN A MEAL
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$20,595
	<b>Description</b>	This program will provide nutritious meals to senior citizens, age 62 and over, at the City of Perris Senior Center.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 106 senior citizens, age 62 and over, will benefit from this program.
	<b>Location Description</b>	100 North D. Street, Perris, CA 92570

	<b>Planned Activities</b>	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	<b>Project Name</b>	WOMEN ACHIEVING SUCCESS: YOUTH LIFE SKILLS EDUCATION PROGRAM
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide series of simulated life experience workshops for teens and TAY youth.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 low-moderate income individuals will benefit from this program.
	<b>Location Description</b>	1201 North A. Street, Perris, CA 92570
	<b>Planned Activities</b>	Provide educational life skills workshops to teens.
8	<b>Project Name</b>	NORTH COUNTY HEALTH PROJECT: INCREASING ACCESS TO BEHAVIORAL HEALTH SERVICES
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide Quality Public Services
	<b>Needs Addressed</b>	Provide Community and Support Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Provide healthcare and transportation to uninsured patients at the NCHS Perris Health Center to increase access to healthcare.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 low-moderate income individuals will benefit from this program.
	<b>Location Description</b>	1675 North Perris Blvd., Suite G1, Perris, CA 92571
	<b>Planned Activities</b>	Funds will be used to provide approximately 500 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	<b>Project Name</b>	HABITAT FOR HUMANITY: MINOR HOME REPAIR
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create and Preserve Affordable Housing
	<b>Needs Addressed</b>	Homeowner Housing Rehabilitation
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Preserve and maintain existing affordable housing for 10 low-moderate income eligible homeowners.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10 households will benefit from this program.
	<b>Location Description</b>	27475 Ynez Road #390, Temecula, CA 92591
	<b>Planned Activities</b>	Homeowner housing improvements/rehabilitation. Projects will include roof repairs/replacement, replacing broken windows, reinforcing accessibility access, exterior painting, and furnace/AC repairs/replacement.
10	<b>Project Name</b>	CITY OF PERRIS COMMUNITY SERVICES: ROTARY PARK AMENITIES
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Public Infrastructure and Facilities

	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$212,344.20
	<b>Description</b>	Remove existing non-compliant playground to install new ADA accessible playground with ADA compliant surfacing for better access.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,015 low-income persons will benefit from this program.
	<b>Location Description</b>	1491 South A. Street, Perris, CA 92570.
	<b>Planned Activities</b>	Removal of non ADA compliant playground equipment.
11	<b>Project Name</b>	CITY OF PERRIS COMMUNITY SERVICES: GEAR BIKE EXPANSION II
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$80,749.80
	<b>Description</b>	Install 5.1 miles of Class III bike lanes to enhance connectivity, improve safety for bicyclists, and promote active transportation. Lanes will be installed on East San Jacinto Ave., D. Street, South C. Street, West 7 <sup>th</sup> Street, West 11 <sup>th</sup> St., and South A. St.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 9,515 low-income persons will benefit from this program.
	<b>Location Description</b>	101 North D. Street, Perris, CA 92570
<b>Planned Activities</b>	Bicycle lanes installation on East San Jacinto Ave., D. Street, South C. Street, West 7 <sup>th</sup> Street, West 11 <sup>th</sup> St., and South A. St.	

<b>12</b>	<b>Project Name</b>	CITY OF PERRIS PUBLIC WORKS: CITY SEWER PROJECT
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve Public Infrastructure and Facilities
	<b>Needs Addressed</b>	Public Facilities and Improvements
	<b>Funding</b>	CDBG: \$275,644
	<b>Description</b>	Replacement of approximately 1,700 linear feet of sewer lines in seven areas which are in poor condition and require immediate attention.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 7,854 low-income persons will benefit from this program.
	<b>Location Description</b>	101 North D. Street, Perris, CA 92570
	<b>Planned Activities</b>	Replacement of approximately 1,700 linear feet of sewer lines.

## 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 twenty-seven percent (27%) of the funding will be distributed to projects in low-moderate areas, while the other seventy-three percent (73%) 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 2021-2022 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 2021. 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 2021-2022. Below is a summary of Affordable Housing Goals for FY 2021-2022:

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	TBD
Non-Homeless	TBD
Special-Needs	0
Total	TBD

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	60

**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 Sherriff'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 it 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 Minor Home Repair Program. In FY 2021 \$75,000 in CDBG funds will be used to assist homeowners address minor repairs to the interior and exterior of their homes. This activity is expected to provide repair assistance to 10 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). Through GDBG-CV funds, the City will provide Rental & Mortgage Assistance to low-moderate income residents who have been financially affected by the Coronavirus pandemic.

### **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 2021-2022, 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 2021-2022 planning period.

Of the City's FY 2021-2022 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.