

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
THIS MEETING IS ALSO BEING CONDUCTED AS A REMOTE MEETING IN
ACCORDANCE WITH AB 361 AND RESOLUTION NUMBER 5895

Tuesday, January 25, 2022
6:30 P.M.
City Council Chambers
(Corner of San Jacinto and Perris Boulevard)
101 North "D" Street
Perris, California

CLOSED SESSION: 6:00 p.m.

ROLL CALL:

Nava, Corona, Rabb, Rogers, Vargas

- A. Conference with Legal Counsel Existing Litigation Government Code Section 54956.9 (d)(1); 1 case:
 - 1. City of Perris v. Adams-Perris Properties, LLC, Riverside County Superior Court, Case No. RIC 1905509
- 1. *CALL TO ORDER*: 6:30 P.M.
- 2. ROLL CALL:

Nava, Corona, Rabb, Rogers, Vargas

3. INVOCATION:

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

4. PLEDGE OF ALLEGIANCE:

Councilmember Nava will lead the Pledge of Allegiance.

5. REPORT ON CLOSED SESSION ITEMS:

6. PRESENTATIONS/ANNOUNCEMENTS:

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.

A. Presentation of a Proclamation in recognition of International Mother Language Day.

7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:

8. 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.**

9. APPROVAL OF MINUTES:

A. Consideration to approve the Minutes of the Regular Meeting held on January 11, 2022, 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.

10. 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 approve a License Agreement with the Department of Water Resources (DWR) of the State of California to use nine (9) City of Perris owned streetlights to mount telemetry devices to monitor off-site wells.
- B. Consideration to adopt Proposed Resolution Number (next in order) approving the Amendment of the City's Classification and Compensation Plan to include Three (3) New City Classifications and Authorize the Amendment of the City's Salary Range Placement Schedule Which Sets Forth the Classification and Compensation Allocations for All City Employees.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE AMENDMENT OF THE CITY'S CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE THREE (3) NEW CITY CLASSIFICATIONS AND AUTHORIZE THE AMENDMENT OF THE CITY'S SALARY RANGE PLACEMENT SCHEDULE WHICH SETS FORTH THE CLASSIFICATION AND COMPENSATION ALLOCATIONS FOR ALL CITY EMPLOYEES

- C. Consideration to approve the 2021 Public Entity Risk Management Authority (PERMA) Assessment Agreement to apply the City's existing workers' compensation surplus funds (\$778,387) to pay the City's liability assessment share.
- D. Consideration to adopt Proposed Resolution Numbers (next in order) declaring intent to form Proposed Community Facilities District (CFD) No. 2022-1 (Willowbend) of the City of Perris and authorize future indebtedness in the amount not to exceed \$17,500,000. The CFD is located south of Lemon Avenue and east of Evans Road (Zone #1) and north of Nuevo Road and west of Evans Road (Zone #2).

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF INTENTION THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS

A RESOLUTION OF INTENT OF THE CITY COUNCIL OF THE CITY OF PERRIS TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$17,500,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS

E. Consideration to adopt Resolution Number (next in order) reaffirming the necessity of Developer Fees in Compliance with Developer Fee Reporting Requirements of Section 66006 (AB 1600) of the Government Code for the fiscal year ended June 30, 2021.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TO REAFFIRM THE NECESSITY OF DEVELOPER FEES

11. 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 Proposed Resolution Numbers (next in order) regarding Annexation of DPR 07-0119 to the City's Maintenance Districts. DPR 07-0119 is located at the northeast corner of Rider Street and Webster Avenue. (APN(s) 303-050-004) (Owner: Duke Realty Webster Rider LP)

The Proposed Resolution Numbers (next in order) are entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021/2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO BENEFIT ZONE 160, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO BENEFIT ZONE 122, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021-2022

Introduced by: City Engineer Stuart McKibbin

PUBLIC COMMENT

B. Consideration to adopt Proposed Resolution Numbers (next in order) adopting Mitigated Negative Declaration No. 2367 and approving General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element and adopting a new Environmental Justice Element.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2367 AND GENERAL PLAN AMENDMENT 21-05173, WHICH UPDATES THE CITY OF PERRIS HOUSING ELEMENT (2021-2029) AND SAFETY ELEMENT, AND ADOPTS AN ENVIRONMENTAL JUSTICE ELEMENT FOR THE CITY OF PERRIS

Introduced by: Director of Development Services Kenneth Phung

PUBLIC COMMENT

12. **BUSINESS ITEMS:** (not requiring a "Public Hearing"):

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.

A. Consideration and discussion regarding potentially adopting an Industrial Projects Moratorium.

Introduced by: Director of Development Services Kenneth Phung

PUBLIC COMMENT

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: January 25, 2022, 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://us06web.zoom.us/webinar/register/WN_XVG9GiP6Qfa5-CRBf2MjJQ

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

MEETING DATE:

January 25, 2022

SUBJECT:

Approval of Minutes

REQUESTED ACTION:

Approve the Minutes of the Regular Joint City Council Meeting held

on January 11, 2022.

CONTACT:

Nancy Salazar, City Clerk

BACKGROUND/DISCUSSION: None

BUDGET (or FISCAL) IMPACT: None

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

REVIEWED BY:

City Attorney

Assistant City Manager

Deputy City Manager

Attachments: 1. Minutes-January 11, 2022

Consent:
Public Hearing:
Business Item:
Presentation:

Other: Approval of Minutes

ATTACHMENT 1

Minutes-January 11, 2022 Regular City Council Meeting

CITY OF PERRIS

MINUTES:

Date of Meeting:

January 11, 2022

06:30 PM

Place of Meeting:

City Council Chambers

THIS MEETING WAS ALSO CONDUCTED AS A REMOTE MEETING IN ACCORDANCE WITH AB 361 AND RESOLUTION NUMBER 5891

CLOSED SESSION

ROLL CALL

Present: Rogers (via Zoom), Nava, Corona, Rabb (via Zoom), Vargas

Staff Present: City Manager Miramontes, Deputy City Manager Reyna, City Attorney Dunn and Director of Administrative Services Amozgar.

- A. Conference with Legal Counsel Potential Litigation Government Code Section 54956.9 (d)(4) 1 case
- B. Conference with Legal Counsel Potential Litigation Government Code Section 54956.9 (d)(2) 2 cases
 - 1. CALL TO ORDER: 6:30 P.M.

Mayor Vargas called the Regular City Council meeting to order at 6:33 p.m.

2. ROLL CALL:

Present: Rogers (via Zoom), Nava, Corona, Rabb (via Zoom), Vargas

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

- 3. INVOCATION:
 - Pastor Bob Ybarra
 - Calvary Chapel Perris valley
 - 3060 Barrett Ave. Perris, CA 92571
- 4. PLEDGE OF ALLEGIANCE:

5. REPORT ON CLOSED SESSION ITEMS:

City Attorney Dunn reported that the City Council met in Closed Session to discuss the items listed on the agenda and noted that no reportable action was taken.

6. PRESENTATIONS/ANNOUNCEMENTS:

Mayor Vargas announced that both items listed on the agenda under Presentations would be brought back at the next City Council meeting.

- A. Recognition of Perris Police Explorers who competed in 2021 Riverside County Explorer Pistol Competition.
- B. Award Presentation to the 2021 Deck the Walls Perris Holiday Decorating Contest Winner Frank Conners.

7. YOUTH ADVISORY COMMITTEE COMMUNICATIONS:

Savanna Herrera, President of the Youth Advisory Committee, gave the report.

8. PUBLIC COMMENT/CITIZEN PARTICIPATION:

There was no Public Comment.

9. APPROVAL OF MINUTES:

A. Approved the Minutes of the Regular Meeting held on December 14, 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 Marisela Nava, seconded by Malcolm Corona to Approve the Minutes, as presented.

AYES:

Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

10. CONSENT CALENDAR:

Mayor Vargas noted a correction to the Ordinance contained in Item 10.A. The change would be to Sec. 10.36.050 (3) to read (3) 40 miles per hour on Nuevo Rd. between I-215 and Perris Blvd.

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

A. Adopted the Second Reading of Ordinance Number 1411 Establishing Speed Zones Citywide.

The Second Reading of Ordinance Number 1411 is entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PERRIS, CALIFORNIA, AMENDING CHAPTER 10.36 OF TITLE 10
OF THE PERRIS MUNICIPAL CODE RELATING TO ADJUSTMENTS
TO THE SPEED LIMITS OF CERTAIN STREET IN THE CITY OF
PERRIS

B. Adopted the Second Reading of Ordinance Number 1412 approving Ordinance Amendment 21-05110 to comprehensively update Chapter 19.81 of the Zoning Code to regulate secondary dwelling units.

The Second Reading of Ordinance Number 1412 is entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RETITLING AND AMENDING, IN ITS ENTIRETY, CHAPTER 19.81 (SECOND DWELLING UNITS) OF TITLE 19 OF THE PERRIS MUNICIPAL CODE IN ORDER TO UPDATE THE CITY'S ACCESSORY DWELLING UNIT AND JUNIOR DWELLING UNIT REGULATIONS SO THAT SUCH REGULATIONS ARE CONSISTENT WITH GOVERNMENT CODE SECTIONS 65852.2 AND 65852.22; AND FINDING THAT THIS ORDINANCE IS STATUTORILY EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17; AND MAKING FINDINGS RELATED THERETO

C. Adopted the Second Reading of Ordinance Number 1413 approving Ordinance Amendment 21-05223 to amend Perris Municipal Code Chapter 10.40 – Truck Routes, and Proposed Ordinance Number 1414 approving Specific Plan Amendment 21-05225 to amend the Perris Valley Commerce Center Specific Plan (PVCCSP) Circulation Plan to establish consistency and enable enforcement.

The Second Reading of Ordinance Number 1413 is entitled:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
PERRIS, CALIFORNIA MODIFYING PERRIS MUNICIPAL CODE
CHAPTER 10.40 TO BE CONSISTENT WITH CONCURRENTLY
ADOPTED AMENDMENTS TO THE PERRIS GENERAL PLAN
CIRCULATION ELEMENT AND THE PERRIS VALLEY COMMERCE
CENTER SPECIFIC PLAN AND ADOPT THE INITIAL
STUDY/NEGATIVE DECLARATION NO. 2364 AND MAKING
FINDING RELATED THERETO

D. Adopted Resolution Number 5894 establishing authorized agents of the City of Perris for filing applications and requesting release of funds for federal assistance from the California Emergency Management Agency (CAL EMA).

Resolution Number 5894 is entitled:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS.

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, UPDATING THE ESTABLISHED AUTHORIZED AGENTS OF THE CITY OF PERRIS FOR FILING APPLICATIONS AND REQUESTING RELEASE OF FUNDS FOR FEDERAL ASSISTANCE FROM THE CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL EMA)

- E. Approved the Summer/Holiday City Council Meeting Schedule.
- F. Adopted Resolution Number 5895 to continue Tele/Video-Conference Meetings during COVID-19 State of Emergency pursuant to the Provisions of AB 361.

Resolution Number 5895 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MAKING FINDINGS THAT PURSUANT TO ASSEMBLY BILL 361 THAT THE PROCLAIMED STATE OF EMERGENCY CONTINUES TO IMPACT THE ABILITY TO MEET SAFELY IN PERSON AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF PERRIS FOR THE PERIOD BEGINNING JANUARY 11, 2022 AND ENDING FEBRUARY 10, 2022 PURSUANT TO BROWN ACT PROVISIONS.

- G. Approved the Contract Services Agreement with Lyons Security Services, Inc. to provide security guard services at the City Hall Campus, City Facilities and Surveillance, and Parks.
- H. Approved the purchase of Traffic Signal Equipment from Walter's Wholesale Electric Company for the Placentia Avenue Widening Project.
- I. Approved the purchase of Storm Drain Materials from Forterra Pipe & Precast for the Placentia Avenue Widening Project.
- J. Adopted Resolution Numbers 5896, 5897 and 5898 regarding Annexation of DPR 18-00011 to Maintenance District No. 84-1. DPR 18-00011 is located at the southeast corner of Perry Street and Barrett Avenue. APN(s). 302-060-011, 302-060-026 and 302-060-030. (Owner: Duke Realty Limited Partnership)

Resolution Number 5896 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF DPR 18-00011 INTO MAINTENANCE DISTRICT NUMBER 84-1

Resolution Number 5897 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR

Resolution Number 5898 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO MAINTENANCE DISTRICT NUMBER 84-1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 18-00011 TO MAINTENANCE DISTRICT NUMBER DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON MARCH 8, 2022

K. Adopted Resolution Numbers 5899, 5900 and 5901 regarding Annexation of DPR 18-00011 to Landscape Maintenance District No. 1 (LMD 1). DPR 18-00011 is located at the southeast corner of Perry Street and Barrett Avenue. APN(s). 302-060-011, 302-060-026 and 302-060-030. (Owner: Duke Realty Limited Partnership)

Resolution Number 5899 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, INITIATING PROCEEDINGS, APPOINTING THE ENGINEER OF WORK, ORDERING THE PREPARATION OF A DISTRICT MAP INDICATING THE PROPOSED BOUNDARIES OF AN ANNEXATION TO THE CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND FOR PROVIDING OTHER ENGINEERING SERVICES IN THE MATTER OF THE ANNEXATION OF BENEFIT ZONE 161 DPR 18-00011 TO LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5900 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, OF PRELIMINARY APPROVAL OF ENGINEER'S REPORT FOR ANNEXATION OF DPR 18-00011 TO BENEFIT ZONE 161, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1

Resolution Number 5901 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO ORDER THE ANNEXATION TO BENEFIT ZONE 161, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, DECLARING THE WORK TO BE OF MORE LOCAL THAN ORDINARY PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA TO BE ANNEXED TO BENEFIT ZONE 161, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1 AND TO BE ASSESSED THE COST AND EXPENSE THEREOF;

DESIGNATING SAID ANNEXATION AS ANNEXATION OF DPR 18-00011 TO BENEFIT ZONE 161, LANDSCAPE MAINTENANCE DISTRICT NUMBER 1; DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON MARCH 8, 2022.

L. Adopted Resolution Number 5902 regarding Annexation of DPR 18-00011 to Flood Control Maintenance District No. 1 (FCMD 1). DPR 18-00011 is located at the southeast corner of Perry Street and Barrett Avenue. APN(s). 302-060-011, 302-060-026 and 302-060-030. (Owner: Duke Realty Limited Partnership)

Resolution Number 5902 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DECLARING INTENTION TO AUTHORIZE LEVYING ASSESSMENTS UPON CERTAIN PARCELS OF REAL PROPERTY, TO ORDER ANNEXATION OF DPR 18-00011 TO BENEFIT ZONE 123, FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982; AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO ON MARCH 8, 2022

M. Adopted Resolution Number 5903 regarding Annexation of DPR 18-00011 to CFD 2018-02 (Public Services District) -Annexation No. 08. DPR 18-00011 is located at the southeast corner of Perry Street and Barrett Avenue. APN: 302-060-11, 302-060-026, and 302-060-030. (Owner: Duke Realty Limited Partnership)

Resolution Number 5903 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF CITY OF PERRIS COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO [ANNEXATION NO. 8]

N. Adopted Resolution Number 5904 regarding Annexation of DPR 18-00011 into CFD 2001-3 (North Perris Public Safety District). Annexation No. 46. is a located at the southeast corner of Perry Street and Barrett Avenue. APN: 302-060-011, 302-060-026, and 302-060-030 (Owner: Duke Realty Limited Partnership)

Resolution Number 5904 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS DECLARING ITS INTENTION TO ANNEX CERTAIN TERRITORY THERETO [ANNEXATION NO. 46]

O. Approved the First Amendment to the Joint Financing Agreement between Eastern Municipal Water District and the City of Perris – Northern Perris

P. Adopted Resolution Number SA-011 approving a Recognized Obligation Payment Schedule FY 2022-23 (ROPS).

Resolution Number SA-011 is entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF PERRIS APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE 22-23.

Q. Approved the City's Monthly Check Register for September and October 2021.

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Malcolm Corona to Approve the Consent Calendar, with the correction made to the ordinance in Item 10.A. to read (3) 40 miles per hour on Nuevo Rd. between I-215 and Perris Blvd., as presented.

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

Michael Vargas

NOES:

ABSENT:

ABSTAIN:

11. PUBLIC HEARINGS:

A. Adopted Resolution Number 5905 regarding Annexation of PM 37760 to the Flood Control Maintenance District Number 1 (FCMD 1). PM 37760, a subdivision of Perris Spectrum, located on the west frontage of Perris Boulevard, north of Orange Avenue. (APN(s) Parcel 1 and Parcel 2-Portion of 305-080-070) (Owner: Brazen Group)

Resolution Number 5905 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF PM 37760 TO BENEFIT ZONE 121, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021-2022

Dulce Diaz, Willdan Financial, gave the presentation on this item.

The Mayor opened the Public Hearing at 6:45 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 6:45 p.m.

The Mayor asked City Clerk Salazar to open the ballot. City Clerk Salazar opened the ballot and reported that it was marked Yes.

The Mayor called for a motion.

M/S/C: Moved by Malcolm Corona, seconded by Marisela Nava to

Approve Resolution Number 5905, as presented.

AYES:

Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

B. Adopted Resolution Numbers 5906 and 5907 regarding Annexation of DPR 07-0119 to CFD 2001-3 (North Perris Public Safety District)-Annexation No. 45. DPR 07-0119 is located at the northeast corner of Rider Street and Webster Avenue. APN 303-050-004. (Owner: Duke Realty Webster Rider LP)

Resolution Number 5906 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 45 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 45

Resolution Number 5907 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2001-3 (NORTH PERRIS PUBLIC SAFETY) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 45 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 45 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Dulce Diaz, Willdan Financial, gave the presentation on this item.

The Mayor opened the Public Hearing at 6:48 p.m. There was no Public Comment.

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

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Malcolm Corona to Approve Resolution Number 5906, as presented.

AYES: Rita Rogers, Marisela Nava, Ma

Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

The Mayor asked City Clerk Salazar to open the ballot. City Clerk Salazar opened the ballot and reported that it was marked Yes.

The Mayor called for a motion.

M/S/C: Moved by David Starr Rabb, seconded by Malcolm Corona to Approve Resolution Number 5907, as presented.

AYES: Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES: ABSENT: ABSTAIN:

C. Adopted Resolution Numbers 5908 and 5909 regarding Annexation of DPR 07-0119 to CFD 2018-2 (Public Services District)-Annexation No. 7. DPR 07-0119 is located at the northeast corner of Rider Street and Webster Avenue, APN 303-050-004. (Owner: Duke Realty Webster Rider LP)

Resolution Number 5908 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) OF THE CITY OF PERRIS, CALLING A SPECIAL ELECTION TO SUBMIT TO THE QUALIFIED ELECTORS WITHIN PROPOSED ANNEXATION NO. 7 THE QUESTION OF ANNEXING SUCH TERRITORY AND LEVYING OF A SPECIAL TAX WITHIN THE AREA OF PROPOSED ANNEXATION NO. 7

Resolution Number 5909 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2018-02 (PUBLIC SERVICES DISTRICT) OF THE CITY OF PERRIS, DECLARING THE RESULTS OF A SPECIAL ELECTION RELATING TO ANNEXATION NO. 7 AND ORDERING THE ANNEXATION OF SUCH TERRITORY, THE LEVYING OF A SPECIAL TAX WITHIN THE AREA OF ANNEXATION NO. 7 AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

Dulce Diaz, Willdan Financial, gave the presentation on this item.

The Mayor opened the Public Hearing at 6:51 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 6:51 p.m.

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Malcolm Corona to Approve Resolution Number 5908, as presented.

AYES: Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT: ABSTAIN:

The Mayor asked City Clerk Salazar to open the ballot. City Clerk Salazar opened the ballot and reported that it was marked Yes.

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Malcolm Corona to Approve Resolution Number 5909, as presented.

AYES: Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES: ABSENT: ABSTAIN:

D. Adopted Resolution of Necessity Number 5910 to acquire a drainage easement located at 467 E. 7th Street between South Redlands Avenue and South G Street. (APN-Portion of 310-160-044)

Resolution Number 5910 is entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, CALIFORNIA, DECLARING THAT PUBLIC INTEREST AND NECESSITY REQUIRE ACQUISITION OF DRAINAGE EASEMENT INTEREST ON A PORTION OF THE PROPERTY KNOWN AS ASSESSOR'S PARCEL NO. 310-160-044

This item was introduced by City Attorney Eric Dunn and turned over to Attorney Dennis La, Aleshire & Wynder to give the presentation on this item.

The Mayor opened the Public Hearing at 7:00 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:00 p.m.

The Mayor called for a motion.

M/S/C: Moved by Marisela Nava, seconded by Malcolm Corona to Approve Resolution Number 5910, as presented.

AYES: Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES: ABSENT: ABSTAIN:

E. Conducted Public Hearing Number 3 to receive input from the Community regarding the content of Draft District Map(s), the proposed sequence of elections of Councilmembers and a District-Based Election System for the City Council, and to Consider Draft District Maps.

This item was introduced by City Attorney Eric Dunn and turned over to Andrew Westall of Bear Demographics and Research for the presentation on this item.

The Mayor opened the Public Hearing at 7:21 p.m. There was no Public Comment.

The Mayor closed the Public Hearing at 7:21 p.m.

The following Councilmember's spoke:

Corona

Rabb

Rogers

Vargas

Nava

Direction was given by the City Council to revise Map #3 and to bring back the revised map to a future Public Hearing.

12. BUSINESS ITEMS:

A. Made appointments to the City Committees and Commissions and Agencies.

The Mayor called for a motion.

M/S/C: Moved by Michael Vargas, seconded by Marisela Nava to Approve and ratify the appointments as presented by Mayor Vargas.

AYES:

Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

B. <u>Appointed Councilmember Malcolm Corona as the Mayor Pro Tem for 2022.</u>

The Mayor called for a motion.

M/S/C: Moved by Michael Vargas, seconded by Rita Rogers to Approve and ratify the appointment, by Mayor Vargas, of Councilmember Malcolm Corona as Mayor Pro Tem for 2022.

AYES:

Rita Rogers, Marisela Nava, Malcolm Corona, David Starr

Rabb, Michael Vargas

NOES:

ABSENT:

ABSTAIN:

13. COUNCIL COMMUNICATIONS:

The following Councilmember's spoke:

Nava

	Rabb Corona Vargas
14.	CITY MANAGER'S REPORT:
15.	ADJOURNMENT:
	There being no further business Mayor Vargas adjourned the Regular City Council meeting at 8:15 p.m.
	Respectfully Submitted,
	Nancy Salazar, City Clerk

Rogers



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT

License Agreement with the Department of Water Resources (DWR) of the State of California to use nine (9) City of Perris owned streetlights to mount telemetry devices to monitor off-site wells.

REQUESTED ACTION:

Council to Approve a License Agreement with DWR for the use of nine (9) City of Perris owned streetlights to mount telemetry devices for monitoring of off-site wells located downstream from the Perris Dam and authorize the City Manager to execute a License Agreement with DWR, approved as to form by the City Attorney.

CONTACT:

Bryant Hill, Director of Public Works BH

BACKGROUND/DISCUSSION:

On January 1, 2020, the City of Perris approved a twenty-five (25) year License Agreement with DWR to install, operate, and maintain Groundwater Monitoring Wells as part of the Lake Perris Seepage Recovery Project on property identified as Riverside County Assessor's Parcel Nos. 303-370-004, 308-334-018, 303-170-010, 320-510-005 in the City of Perris.

DWR would like to enter into a License Agreement with the City of Perris to use nine (9) City of Perris owned streetlights located in residential areas to mount telemetry devices, also known as data loggers, to monitor the Groundwater Monitoring Wells installed as part of the Lake Perris Seepage Recovery Project. The purpose of this project is to create a telemetry system that will transmit data from ten off-site monitoring wells back to a cloud-based network at the Perris Dam. The ten monitoring wells are located within residential areas downstream of the Perris Dam. The monitoring units will be mounted with two gear clamps secured to the light pole to prevent maintenance interference.

BUDGET (or FISCAL) IMPACT: There will be no impact on the General Fund.

Prepared by: Liset Hernandez, Public Works Manager

REVIEWED BY:

City Attorney ______
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. Proposed License Agreement with exhibits reviewed by Legal Counsel

2. Executed License Agreement with DWR with exhibits to install, operate, and maintain Ground Water Monitoring Wells as part of the Lake Perris Seepage Recovery Project

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

ATTACHMENT 1

Proposed License Agreement with Exhibits

Project:	Telemetry Devices for Perris	
	Seepage Recovery Project	
		-
APN Nos.:		

State of California California Natural Resources Agency DEPARTMENT OF WATER RESOURCES

LICENSE

The City of Perris (CITY) hereby issues this revocable, nonexclusive license to the Department of Water Resources of the State of California (LICENSEE) for use of the City of Perris property (PREMISES) under the conditions set forth below in Sections 1, 2, and 3.

SECTION 1

LICENSEE: Department of Water Resources

LICENSEE ADDRESS AND PHONE: Division of Engineering

Real Estate Branch Post Office Box 942836

Sacramento, California 94236-0001

(800) 600-4397

CITY OF PERRIS ADDRESS: City of Perris

101 N. D Street Perris, CA 92570

PREMISES LOCATION: Riverside County. See Section 3 (map)

LICENSED USE: Installation of Telemetry System on nine (9) City of Perris power poles

IMPROVEMENTS LICENSED FOR USE: N/A

TERM: Date of execution of this License – January 01, 2045

INSURANCE REQUIRED: X yes _____ no

The State of California is self-insured (see Section 2.6)

CONSENT OF TENANT REQUIRED: N/A

SPECIAL CONDITIONS: (Any special conditions requests can be entered by CITY here)

License DWR 31 (Rev. 03/09) Page 1 of 5

SECTION 2

1. USE OF PREMISES: <u>LICENSED USE</u> is to be strictly construed. LICENSEE shall not use or permit use of any part of PREMISES for any purpose or purposes other than the use hereinabove specified. This License is revocable permission, grants no interest in real property to LICENSEE for the use herein licensed, and CITY does not warrant that the land is capable of being used for the licensed use. This License and the uses licensed hereunder are not assignable.

LICENSEE shall exercise reasonable care that no damage shall occur to PREMISES and shall not do or permit any act or thing to be done upon the PREMISES which is a nuisance or which may disturb the quiet enjoyment by CITY or interfere with the operations of CITY or any tenant of property.

CITY makes no warranty or representation as to its title to the area covered by this License. Licensed uses shall be subordinate to all existing easements, covenants, servitudes, licenses and rights of way for canals, ditches, levees, roads, highways, telegraph, telephone and electric power lines, railroads, pipeline and other purposes whether recorded or not and rights of others under any existing oil, gas, mineral lease or other leases or uses affecting the PREMISES or any portion thereof, whether recorded or not.

- 2. COMPLIANCE WITH LAW: LICENSEE shall, at its expense, promptly comply with any and all laws, ordinances, rules, regulations, requirements and orders whatever, present or future, of the national, State, county or municipal government which may in any way apply to the use, maintenance or occupation of or operations on the PREMISES by LICENSEE hereunder. All work to install or maintain the Groundwater Monitoring Wells shall require the submittal of an encroachment permit to the City Engineer for review and approval.
- 3. INDEMNIFICATION: To the full extent permitted by law, LICENSEE agrees to indemnify and hold harmless the CITY, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity, including LICENSEE, arising out of or in connection with the License and the performance of any work, operations or activities in connection with this License or PREMISES by LICENSEE, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which LICENSEE is legally liable ("indemnitors"), or arising from LICENSEE's or indemnitors' reckless or willful misconduct, or arising from LICENSEE's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this License. LICENSEE further agrees to pay for CITY's reasonable attorney fees and costs in connection to any claims or liabilities.
- 4. DAMAGE: LICENSEE is responsible for any damage, destruction or loss occurring to the PREMISES or facilities of CITY, its water contractors, lessees, LICENSEEs, permittees or other members of the public caused by LICENSEE's exercise of the rights granted herein. LICENSEE shall indemnify and save harmless CITY for all such damage, destruction or loss, or at the option of CITY, LICENSEE shall repair or replace said property at the option of CITY.
- 5. **MAINTENANCE:** LICENSEE shall properly maintain any encroachment placed by LICENSEE on CITY's property.
- 6. **INSURANCE**: If required by Section 1, LICENSEE shall furnish to CITY a Letter of Self-Insurance at the time the License is signed, stating:

In accordance with Government Code section 11007.4, the State of California has elected to be self-claims against the State of California based on tort liability should be presented as a government claim to the Government Claims Program, P.O. Box 989052 MS 414, West Sacramento, CA 95798-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/orim/Programs/GovernmentClaims.aspx.

The State of California has also elected to be insured for its motor vehicle liability exposures through the State Motor Vehicle Liability Self-Insurance Program (VELSIP). This program provides liability coverage arising out of the operations of motor vehicles used by state employees for official state business (California Vehicle Code Sections 17000 and 17001). Motor vehicle liability claims against the State of California should be presented to the Office of Risk and Insurance Management, P.O. Box 989052 MS-

403, West Sacramento, CA 95798-9052, (800) 900-3634, claims@dgs.ca.gov. If your motor vehicle liability claim is not resolved within six months from the date of loss, California law requires you to file a formal claim with the Government Claims Program, P.O. Box 989052 MS 414, West Sacramento, CA 95798-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/orim/Programs/GovernmentClaims.aspx.

The State of California has a Master Agreement with the State Compensation Insurance Fund regarding workers' compensation benefits for all state employees, as required by the Labor Code.

Contractors retained by State of California shall provide general liability insurance, automobile insurance, and workman's compensation insurance to meet City of Perris requirements in effect at the time of the issuance of encroachment permit. The City of Perris shall be named as an additional insured.

- HAZARDOUS MATERIALS: LICENSEE shall not possess, use or dispose of any hazardous materials or waste on CITY's property, or cause to be possessed, used or disposed, without the express written consent of CITY.
- 8. **TERMINATION:** Either party herein reserves the right to terminate this License upon providing a minimum of thirty (30) days written notice to the other party. This License is revocable by CITY without cause or fault.
- 9. VACATION: LICENSEE agrees to vacate PREMISES within sixty (60) days in the event of emergency as determined by CITY.
- 10. TERMINATION AND RESTORATION OF THE PREMISES: Termination of this License in any manner as to all or any part of the PREMISES, shall not relieve LICENSEE from any obligation or liability theretofore accrued hereunder, nor prejudice, or in any way affect the right of CITY to enforce any right or remedy it may have had before such termination. Upon any such termination, LICENSEE shall within sixty (60) days remove all of LICENSEE's improvements and personal property from the PREMISES and restore them to a condition satisfactory to CITY. At its option, CITY may remove the same and restore the PREMISES, and LICENSEE agrees to reimburse CITY for the reasonable cost thereof upon demand.
- 11. **DEFAULT, ENFORCEMENT OR BREACH COSTS:** LICENSEE shall pay, upon demand, all costs and expenses (including attorney's fees in a reasonable amount) incurred by CITY to enforce any of the covenants, conditions and provisions of this License, or to dispossess LICENSEE, irrespective of whether or not court action shall be brought.
- 12. NOTIFICATION: Any notice or demand by either party to the other in connection with this License shall be deemed to be fully given or made when written and deposited in a sealed envelope in the United States mail, registered or certified and postage prepaid, and addressed to the party to whom given at the address specified in Section 1. Either party may change its address by giving the other party written notice of its new address as herein provided. CITY may give notice by phone to LICENSEE in emergency situations which may require LICENSEE to vacate PREMISES within ten (10) days.

Department of Water Resources Real Estate Branch Post Office Box 942836 Sacramento, California 94236-0001 Phone No: (800) 600-4397 City Manager City of Perris 101 N. D Street Perris, CA 92570

ACCEPTED:	APPROVED:	
DEPARTMENT OF WATER RESOURCES	CITY OF PERRIS	
Angelica Aguilar Real Estate Branch Chief	Clara Miramontes City Manager	
Date:	Date:	
Address: 715 P Street		
Sacramento, CA 95814		
Phone: (800) 600-4397	•	
Approved as to form and legal sufficiency:		
Robin Brewer, Assistant General Counsel	_	

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Exhibit A

Maps

OFF SITE TELEMETRY OVERVIEW MAP

OVERVIEW MAP INCLUDING DWR INSTALLED MONITORING WELL LOCATIONS DOWNSTREAM FROM PERRIS DAM AND LIGHT POSTS TO BE USED FOR THE TELEMETRY SYSTEM.





STATE OF CALIFORNA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM
Perris Seepage Recovery
Off Site Wells Telemetry Exhibit

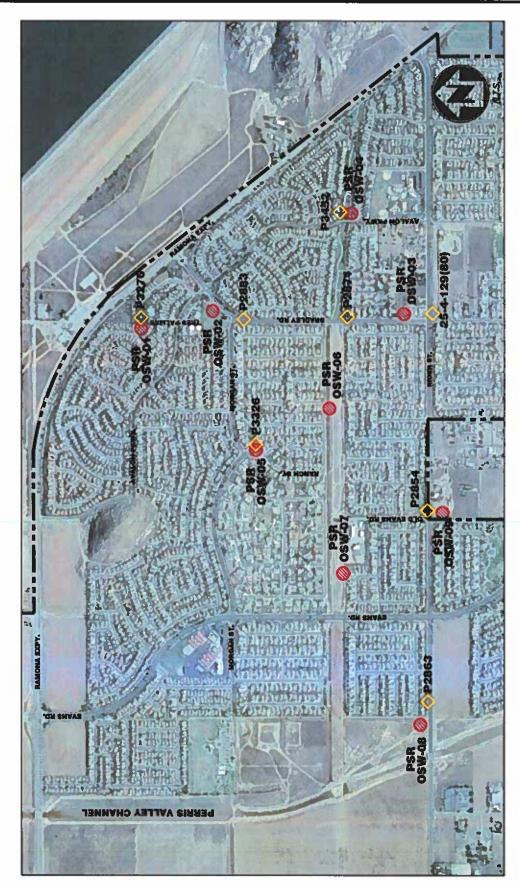
09/29/20

1 of 1

FIGURE

OFF SITE TELEMETRY OVERVIEW MAP

OVERVIEW MAP INCLUDING DWR INSTALLED MONITORING WELL LOCATIONS DOWNSTREAM FROM PERRIS DAM AND LIGHT POSTS TO BE USED FOR THE TELEMETRY SYSTEM.





LEGEND:



MONITORING WELL LIGHT POST PERRIS CITY LIMITS

DEPARTMENT OF WATER RESOURCES STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DIVISION OF ENGINEERING
PROJECT GEOLOGY SECTION
STATE WATER FACILITIES

THINK SAFETY - ACT SAFEI Off Site Wells Telemetry Exhibit Perris Seepage Recovery STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM

09/29/20 1 of 2

OFF SITE TELEMETRY OVERVIEW MAP

OVERVIEW MAP INCLUDING DWR INSTALLED MONITORING WELL LOCATIONS DOWNSTREAM FROM PERRIS DAM AND LIGHT POSTS TO BE USED FOR THE TELEMETRY SYSTEM.





PERRIS CITY LIMITS LEGEND

MONITORING WELL LIGHT POST

DEPARTMENT OF WATER RESOURCES CALIFORNIA NATURAL RESOURCES AGENCY

STATE OF CALIFORNIA

DIVISION OF ENGINEERING
PROJECT GEOLOGY SECTION
STATE WATER FACILITIES

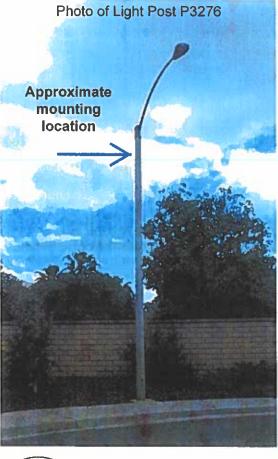
Off Site Wells Telemetry Exhibit Perris Seepage Recovery STATE WATER FACILITIES SANTA ANA DIVISION PERRIS DAM

THINK SAFETY - ACT SAFELY

09/29/20 1 of 2 7 GURE

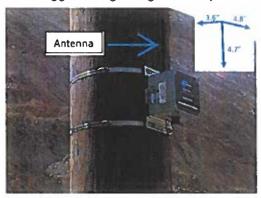
Light Post Telemetry





Teleme	try Device Information
Device:	Geokon 8800 Series GeoNet
	Wireless Data Logger
Dimensions:	122 x 120 x 91 mm
	(about 4.8 x 4.7 x 3.6 inches)
Antenna Length:	6 inches
Battery type:	D-size, 3.6 V Lithium (x 2)
Radio Frequency:	900 MHz
Light post ID:	P3276
Mounting:	2 x Stainless Steel Gear Clamps
	(see photo below)

Example of a pole-mounted Geokon data logger using two gear clamps:





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

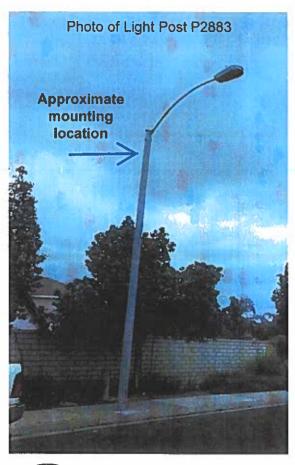
DIMISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM

Perris Seepage Recovery Off Site Wells Telemetry Exhibit 09/29/20

1 of 9 FIGURE х





Device:	Geokon 8800 Series GeoNet
	Wireless Data Logger
Dimensions:	122 x 120 x 91 mm
	(about 4.8 x 4.7 x 3.6 inches)
Antenna Length:	6 inches
Battery type:	D-size, 3.6 V Lithium (x 2)
Radio Frequency:	900 MHz
Light post ID:	P2883
Mounting:	2 x Stainless Steel Gear Clamps
	(see photo below)

Example of a pole-mounted Geokon data logger using two gear clamps:





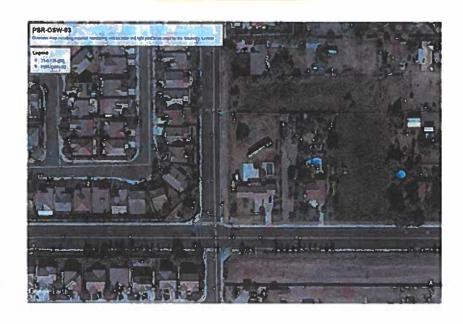
STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM Perris Seepage Recovery Off Site Wells Telemetry Exhibit

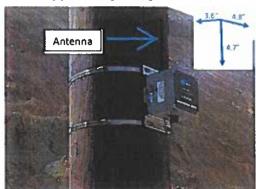
09/29/20 2 of 9

FIGURE





Device:	Geokon 8800 Series GeoNet			
	Wireless Data Logger			
Dimensions:	122 x 120 x 91 mm			
	(about 4.8 x 4.7 x 3.6 inches)			
Antenna Length:	6 inches			
Battery type:	D-size, 3.6 V Lithium (x 2)			
Radio Frequency:	900 MHz			
Light post ID:	25-4-129-(80)			
Mounting:	2 x Stainless Steel Gear Clamps			
	(see photo below)			





STATE OF CALIFORMA
CALIFORMA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

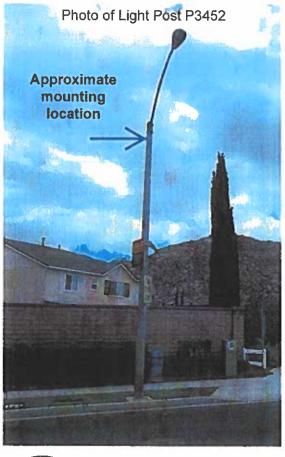
THINK SAFETY - ACT SAFELY

STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM
Perris Seepage Recovery
Off Site Wells Telemetry Exhibit

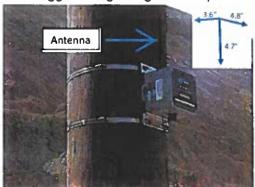
09/29/20

3 of 9





Teleme	try Device Information
Device:	Geokon 8800 Series GeoNet
	Wireless Data Logger
Dimensions:	122 x 120 x 91 mm
	(about 4.8 x 4.7 x 3.6 inches)
Antenna Length:	6 inches
Battery type:	D-size, 3.6 V Lithium (x 2)
Radio Frequency:	900 MHz
Light post ID:	P3452
Mounting:	2 x Stainless Steel Gear Clamps
	(see photo below)





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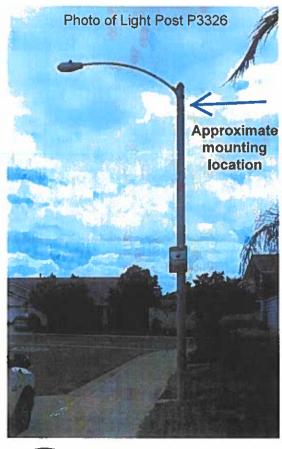
DMSION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

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STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM

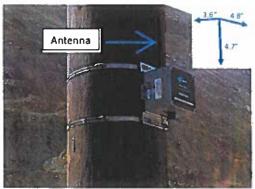
Perris Seepage Recovery Off Site Wells Telemetry Exhibit 09/29/20

4 of 9 FIGURE





Teleme	try Device Information		
Device:	Geokon 8800 Series GeoNet		
	Wireless Data Logger		
Dimensions:	122 x 120 x 91 mm		
	(about 4.8 x 4.7 x 3.6 inches)		
Antenna Length:	6 inches		
Battery type:	D-size, 3.6 V Lithium (x 2)		
Radio Frequency:	900 MHz		
Light post ID:	P3326		
Mounting:	2 x Stainless Steel Gear Clamps		
	(see photo below)		





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY **DEPARTMENT OF WATER RESOURCES**

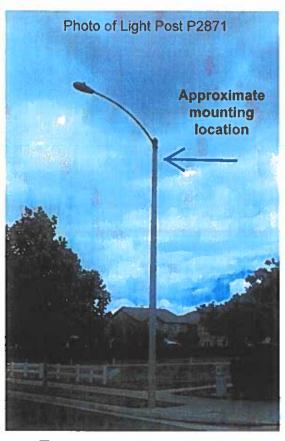
DMSION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION PERRIS DAM Perris Seepage Recovery Off Site Wells Telemetry Exhibit

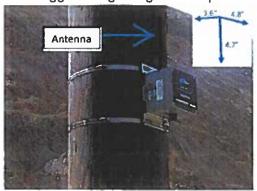
09/29/20

5 of 9 FIGURE





Device:	Geokon 8800 Series GeoNet			
	Wireless Data Logger			
Dimensions:	122 x 120 x 91 mm			
	(about 4.8 x 4.7 x 3.6 inches)			
Antenna Length:	6 inches			
Battery type:	D-size, 3.6 V Lithium (x 2)			
Radio Frequency:	900 MHz			
Light post ID:	P2871			
Mounting:	2 x Stainless Steel Gear Clamps			
	(see photo below)			





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION PERRIS DAM

Perris Seepage Recovery Off Site Wells Telemetry Exhibit 09/29/20

6 of 9

FIGURE





Teleme	try Device Information
Device:	Geokon 8800 Series GeoNet
	Wireless Data Logger
Dimensions:	122 x 120 x 91 mm
	(about 4.8 x 4.7 x 3.6 inches)
Antenna Length:	6 inches
Battery type:	D-size, 3.6 V Lithium (x 2)
Radio Frequency:	900 MHz
Light post ID:	P2863
Mounting:	2 x Stainless Steel Gear Clamps
	(see photo below)





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

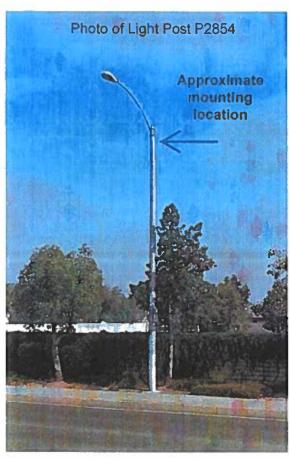
DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION
STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION PERRIS DAM

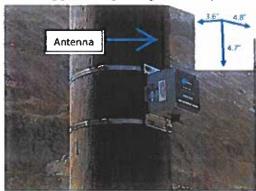
Perris Seepage Recovery Off Site Wells Telemetry Exhibit 09/29/20 7 of 9

FIGURE





Telemetry Device Information				
Device:	Geokon 8800 Series GeoNet			
	Wireless Data Logger			
Dimensions:	122 x 120 x 91 mm			
	(about 4.8 x 4.7 x 3.6 inches)			
Antenna Length:	6 inches			
Battery type:	D-size, 3.6 V Lithium (x 2)			
Radio Frequency:	900 MHz			
Light post ID:	P2854			
Mounting:	2 x Stainless Steel Gear Clamps			
	(see photo below)			





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

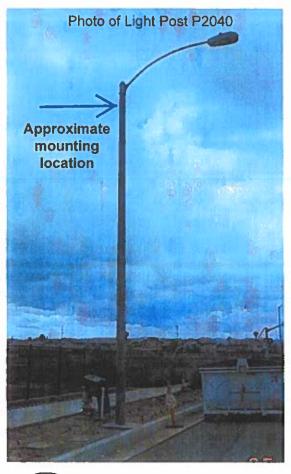
DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY
STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM

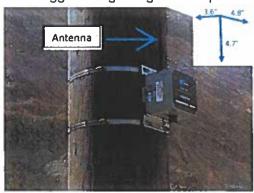
Perris Seepage Recovery Off Site Wells Telemetry Exhibit 09/29/20

8 of 9 FIGURE





Teleme	try Device Information
Device:	Geokon 8800 Series GeoNet
	Wireless Data Logger
Dimensions:	122 x 120 x 91 mm
	(about 4.8 x 4.7 x 3.6 inches)
Antenna Length:	6 inches
Battery type:	D-size, 3.6 V Lithium (x 2)
Radio Frequency:	900 MHz
Light post ID:	P2040
Mounting:	2 x Stainless Steel Gear Clamps
	(see photo below)





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

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STATE WATER FACILITIES
SANTA ANA DIVISION PERRIS DAM Perris Seepage Recovery

Off Site Wells Telemetry Exhibit

09/29/20

9 of 9 FIGURE

Work Description

The purpose of this project is to create a telemetry system that will transmit data from ten Department of Water Resources' (DWR) off site monitoring wells back to our cloud-based network at Perris Dam. The ten monitoring wells are located within the residential areas downstream of Perris Dam. The monitoring wells in City of Perris right of way were installed under the executed License Agreement found in Exhibit B. In order to transmit data back to our network at Perris Dam, we are proposing to install data loggers at the top of nine light posts near the DWR monitoring wells. Mounting hardware will consist of two gear clamps securing the data logger to the top of the light post. The data logger will be positioned in a way to prevent interference with future maintenance of the light post. See the diagrams below for an example of placement of the data logger near the top of the light post (outlined in red). A manlift will be used to install the data loggers. Maintenance of the data loggers may consist of battery replacements every 3 to 5 years and occasional troubleshooting.







STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

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STATE WATER FACILITIES
SANTA ANA DIVISION
PERRIS DAM
Perris Seepage Recovery
Off Site Wells Telemetry Exhibit

09/29/20

1 of 1

Exhibit B

State of California California Natural Resources Agency DEPARTMENT OF WATER RESOURCES Division of Engineering

MEMORANDUM OF SETTLEMENT - LICENSE AGREEMENT

TO:	Angelica Aguilar, Chief Real Estate Branch	⊠ SWP	Central Valley Flood Protection Board
FROM:	Jesus Cedeño Right of Way Agent	Parcel Nos.:	303-370-004, 308-334-018, 308-200-018, 303-170-010, 320-510-005
SUBJECT:	License Agreement for Lake Perris	Project:	Perris Dam Seepage Recovery Project
	Seepage Recovery Project	County:	Riverside
Grantor(s):	City of Perris	Cost Object	M. 7828. 3007. 240
Mailing Address:	Richard Belmudez, City Manager Attn: Real Property Manager 101 North D Street Perris, CA 92570	Fund Name	CVWP Construction Fund
Telephone:	(951) 435-2108		
Grantor is:	☑ Owner ☐ Tenant		
If Grantor is Ov	vner, is there a tenant or lessee? Yes	⊠ No	
ATTACHMENT	TS:		
	ransmittal to Grantor greement aps and Scope of Work		
SETTLEMENT	EXPLANATION:		
SETTLEMENT Term: 25 Year		2045 M	onetary Consideration N/A
Term: 25 Yes The purpose of Department of employees acc 018, 308-200-0 collection, insta		r License Agreen erris) to allow DV de County Asses	nent (Agreement) between the California VR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334-
Term: 25 Year The purpose of Department of employees accounts, 308-200-0 collection, insta for the Lake Person of the Lake Pers	this transaction is to execute an initial 25-yea Water Resources (DWR) and City of Perris (Pess to enter the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance	r License Agreen erris) to allow DV de County Asses	nent (Agreement) between the California VR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334-
Term: 25 Year The purpose of Department of employees accounts, 308-200-0 collection, insta for the Lake Personal Collection of	this transaction is to execute an initial 25-yea Water Resources (DWR) and City of Perris (Pess to enter the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project.	r License Agreen erris) to allow DV de County Asses	nent (Agreement) between the California VR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334- ig six (6) groundwater monitoring wells, data ner incidental purposes that may be required
Term: 25 Year The purpose of Department of employees accounts, 308-200-0 collection, insta for the Lake Personal Settlement exp	this transaction is to execute an initial 25-yea Water Resources (DWR) and City of Perris (Pess to enter the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project.	APPROVED: Angelica Agu Real Estate E	nent (Agreement) between the California NR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334- ag six (6) groundwater monitoring wells, data her incidental purposes that may be required alar, Chief Branch
Term: 25 Year The purpose of Department of employees accounts of the Lake Person Settlement exp APPROVAL R Jesus Cedeño.	this transaction is to execute an initial 25-yea Water Resources (DWR) and City of Perris (Pess to enter the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project. Identify the ECOMMENDED:	APPROVED:	nent (Agreement) between the California NR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334- ag six (6) groundwater monitoring wells, data her incidental purposes that may be required alar, Chief Branch
Term: 25 Year The purpose of Department of employees accounts of the Lake Person Settlement exp APPROVAL R Jesus Cedeño.	this transaction is to execute an initial 25-yea Water Resources (DWR) and City of Perris (Pess to enter the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project. Identify the service of the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project. Identify the service of the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances, monitoring, maintenance erris Seepage Recovery Project. Identify the service of the property described as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 18, 303-170-010, and 320-510-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenances are serviced as Riversi 19, 303-170-005 for the pulling appurtenance are serviced as Riversi 19, 303-170-005 for the pulling appurtenance are serviced as Riversi 19, 303-170-005 for the pulling appurtenance are serviced as Riversi 19, 303-170-005 for the pulling appurtenance are serviced as Riversi 19, 303-170-	APPROVED: Angelica Agu Real Estate E	nent (Agreement) between the California NR's agents, officers, contractors, and sor's Parcel Nos. 303-370-004, 308-334- ag six (6) groundwater monitoring wells, data her incidental purposes that may be required alar, Chief Branch

Acquisition and Appraisal Section

SETTLEMENT EXPLANATION (continued)

This Agreement is part of a joint agency program that enlists the City of Perris, Eastern Municipal Water District, Metropolitan Water District, and Riverside County Flood Control, Agreements have been procured from each entity with a focus of supplying Riverside County with the necessary water quality data for seepage and groundwater management.

The proposed drill holes are in residential areas of the City of Perris, approximately 2.5 miles away from the Perris Dam, in areas with sufficient space to accommodate the drilling equipment and permanent well installation.

The Division of Engineering, Project Geology Section is providing all the necessary information to on-site contractors who've obtained the required permits for residential drilling and staging oversized vehicles in city-designated areas.

No monetary compensation is needed for this License Agreement.

This Agreement has been reviewed and approved by the Office of the Chief Counsel.

This transaction is recommended for approval.

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836 SACRAMENTO, CA 94236-0001 (916) 653-5791



March & B. J.

Mr. Richard Belmudez, City Manager City of Perris 101 North D Street Perris, CA 92570

Dear Mr. Belmudez:

Enclosed is your DWR-executed License Agreement (Agreement) for the installation of six (6) groundwater monitoring wells to conduct geologic groundwater monitoring, data collection, installation of appurtenances, maintenance, and such other incidental purposes as may be required as part of the Lake Perris Seepage Recovery Project on property identified as Riverside County Assessor's Parcel Nos. 303-370-004, 308-334-018, 308-200-018, 303-170-010, 320-510-005 in the City of Perris.

This 25-year Agreement, upon execution, sets the terms and conditions for DWR for the installation, operation, and maintenance of the wells. Upon the expiration of this Agreement, an Agreement renewal shall be executed unless either party gives at least 12 months' written notice to the other party of its intention that this Agreement will terminate at the end of the then-occurring term.

Please return a fully executed copy of the Agreement to me upon execution by the City of Perris. If you have any questions regarding this matter, you may contact me directly by telephone at (916) 657-3904, toll free at (800) 600-4397, or via email at Jesus.Cedeno@water.ca.gov.

Sincerely.

Jesus Cedeño Right of Way Agent

Enclosure

cc: Stuart E. McKibbin, City Engineer

City of Perris

24 South D Street, Suite 100

Perris, CA 92570

Project: Perris Seepage Recovery Project

APN Nos.:

303-370-004, 308-334-018, 308-200-018, 303-170-010, 320-510-005

State of California California Natural Resources Agency DEPARTMENT OF WATER RESOURCES

LICENSE

The City of Perris (CITY) hereby issues this revocable, nonexclusive license to the Department of Water Resources of the State of California (LICENSEE) for use of the City of Perris property (PREMISES) under the conditions set forth below in Sections 1, 2, and 3.

SECTION 1

LICENSEE:

Department of Water Resources

LICENSEE ADDRESS AND PHONE:

Division of Engineering Real Estate Branch

Post Office Box 942836

Sacramento, California 94236-0001

(800) 600-4397

CITY OF PERRIS ADDRESS:

City of Perris 101 N. D Street Perris, CA 92570

PREMISES LOCATION:

Riverside County. See Section 3 (map)

LICENSED USE:

Installation, operation, & maintenance of Groundwater Monitoring Wells

IMPROVEMENTS LICENSED FOR USE:

Groundwater Monitoring Wells

TERM:

January 01, 2020 - January 01, 2045

INSURANCE REQUIRED:

X yes ____ no

The State of California is self-insured.

CONSENT OF TENANT REQUIRED: N/A

SPECIAL CONDITIONS:

SECTION 2

1. USE OF PREMISES: <u>LICENSED USE</u> is to be strictly construed. LICENSEE shall not use or permit use of any part of PREMISES for any purpose or purposes other than the use hereinabove specified. This License is revocable permission, grants no interest in real property to LICENSEE for the use herein licensed, and CITY does not warrant that the land is capable of being used for the licensed use. This License and the uses licensed hereunder are not assignable.

LICENSEE shall exercise reasonable care that no damage shall occur to PREMISES and shall not do or permit any act or thing to be done upon the PREMISES which is a nuisance or which may disturb the quiet enjoyment by CITY or interfere with the operations of CITY or any tenant of property.

CITY makes no warranty or representation as to its title to the area covered by this License. Licensed uses shall be subordinate to all existing easements, covenants, servitudes, licenses and rights of way for canals, ditches, levees, roads, highways, telegraph, telephone and electric power lines, railroads, pipeline and other purposes whether recorded or not and rights of others under any existing oil, gas, mineral lease or other leases or uses affecting the PREMISES or any portion thereof, whether recorded or not.

- 2. COMPLIANCE WITH LAW: LICENSEE shall, at its expense, promptly comply with any and all laws, ordinances, rules, regulations, requirements and orders whatever, present or future, of the national, State, county or municipal government which may in any way apply to the use, maintenance or occupation of or operations on the PREMISES by LICENSEE hereunder. All work to install or maintain the Groundwater Monitoring Wells shall require the submittal of an encroachment permit to the City Engineer for review and approval.
- 3. INDEMNIFICATION: This License is made upon the express condition that the CiTY is to be held harmless from all liability and claims for damages by reason of any injury to any person or persons, including LICENSEE, or property of any kind whatsoever and to whomsoever belonging, including LICENSEE, from any cause or causes whatsoever, excluding third parties, while in, upon, or in any way connected with the PREMISES during the term of this License or any occupancy hereunder, except those arising out of the wrongful act of CITY. LICENSEE agrees to pay for reasonable attorney fees, and save harmless the CITY, its officers, employees, contractors and agents from all liability, loss, cost or obligation on account of or arising out of any such injury or loss.
- 4. DAMAGE: LICENSEE is responsible for any damage, destruction or loss occurring to the PREMISES or facilities of CITY, its water contractors, lessees, LICENSEEs, permittees or other members of the public caused by LICENSEE's exercise of the rights granted herein. LICENSEE shall indemnify and save harmless CITY for all such damage, destruction or loss, or at the option of CITY, LICENSEE shall repair or replace said property at the option of CITY.
- MAINTENANCE: LICENSEE shall properly maintain any encroachment placed by LICENSEE on CITY's property.
- INSURANCE: If required by Section 1, LICENSEE shall furnish to CITY a Letter of Self-Insurance at the time the License is signed, stating:

In accordance with Government Code section 11007.4, the State of California has elected to be self-insured for liability exposures. Under this form of insurance, the State and its employees acting in the course and scope of their employment are insured for tort liability arising out of official State business. All claims against the State of California based on tort liability should be presented as a government claim to the Government Claims Program, P.O. Box 989052 MS 414, West Sacramento, CA 95798-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/orim/Programs/GovernmentClaims.aspx.

The State of California has also elected to be insured for its motor vehicle liability exposures through the State Motor Vehicle Liability Self-Insurance Program (VELSIP). This program provides liability coverage arising out of the operations of motor vehicles used by state employees for official state business (California Vehicle Code Sections 17000 and 17001). Motor vehicle liability claims against the State of California should be presented to the Office of Risk and Insurance Management, P.O. Box 989052 MS-403, West Sacramento, CA 95798-9052, (800) 900-3634, claims@dgs.ca.gov. If your motor vehicle

License DWR 31 (Rev. 03/09) Page 2 of 5

liability claim is not resolved within six months from the date of loss, California law requires you to file a formal claim with the Government Claims Program, P.O. Box 989052 MS 414, West Sacramento, CA 95798-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/orim/Programs/GovernmentClaims.aspx.

The State of California has a Master Agreement with the State Compensation Insurance Fund regarding workers' compensation benefits for all state employees, as required by the Labor Code.

Contractors retained by State of California shall provide general liability insurance, automobile insurance, and workman's compensation insurance to meet City of Perris requirements in effect at the time of the issuance of encroachment permit. The City of Perris shall be named as an additional insured.

- HAZARDOUS MATERIALS: LICENSEE shall not possess, use or dispose of any hazardous materials or waste on CITY's property, or cause to be possessed, used or disposed, without the express written consent of CITY.
- 8. **TERMINATION:** Either party herein reserves the right to terminate this License upon providing a minimum of thirty (30) days written notice to the other party. This License is revocable by CITY without cause or fault.
- VACATION: LICENSEE agrees to vacate PREMISES within sixty (60) days in the event of emergency as determined by CITY.
- 10. TERMINATION AND RESTORATION OF THE PREMISES: Termination of this License in any manner as to all or any part of the PREMISES, shall not relieve LICENSEE from any obligation or liability theretofore accrued hereunder, nor prejudice, or in any way affect the right of CITY to enforce any right or remedy it may have had before such termination. Upon any such termination, LICENSEE shall within sixty (60) days remove all of LICENSEE's improvements and personal property from the PREMISES and restore them to a condition satisfactory to CITY. At its option, CITY may remove the same and restore the PREMISES, and LICENSEE agrees to reimburse CITY for the reasonable cost thereof upon demand.
- 11. DEFAULT, ENFORCEMENT OR BREACH COSTS: LICENSEE shall pay, upon demand, all costs and expenses (including attorney's fees in a reasonable amount) incurred by CITY to enforce any of the covenants, conditions and provisions of this License, or to dispossess LICENSEE, irrespective of whether or not court action shall be brought.
- 12. NOTIFICATION: Any notice or demand by either party to the other in connection with this License shall be deemed to be fully given or made when written and deposited in a sealed envelope in the United States mail, registered or certified and postage prepaid, and addressed to the party to whom given at the address specified in Section 1. Either party may change its address by giving the other party written notice of its new address as herein provided. CITY may give notice by phone to LICENSEE in emergency situations which may require LICENSEE to vacate PREMISES within ten (10) days.

Department of Water Resources Real Estate Branch Post Office Box 942836 Sacramento, California 94236-0001 Phone No: (800) 600-4397

City Manager City of Perris 101 N. D Street Perris, CA 92570

ACCEPTED:	APPROVED:	
DEPARTMENT OF WATER RESOURCES	CITY OF PERRIS	
Angelica Aguilar Real Estate Branch Chief Date: 3/9/20	Richard Belmudez City Manager Date:	
Address: 1416 Ninth Street Sacramento, CA 95814	_	
Phone: (800) 600-4397	ä	
Approved as to form and legal sufficiency: Approved as to form and legal sufficiency: Approved as to form and legal sufficiency:		

EXHIBIT A





FIGURE NOT TO SCALE

STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY **DEPARTMENT OF WATER RESOURCES**

DMISION OF ENGINEERING PROJECT DEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL LOCATION MAP

xxtxxxtxxx

1 of 1

FIGURE Х

			Proposed
Well ID	Northing	Easting	Drill Depth
PSR-OSW-01	2250858.723987	6275718.784397	170
PSR-OSW-02	2249855.255522	6276007.675879	200
PSR-OSW-03	2247356.178171	6275836.297941	170
PSR-OSW-04	2248070.768933	6277144.195588	115
PSR-OSW-05	2249386.682640	6274085.641994	170
PSR-OSW-08	2247145.669077	6270425.127661	190





STATE OF CALFORNA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

ONSION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS
MONITORING WELL PSR-OSW-01 LOCATION MAP

xxixxixx

1 of 1

figure X





STATE OF CALFORMA
CALIFORMA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DAYSION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-02 LOCATION MAP

xx/xx/xx

1 of 1
FIGURE
X





STATE OF CALIFORNA
CALIFORN A NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS
MONITORING WELL PSR-OSW-03 LOCATION MAP

xxtxxxtxx

1 of 1

figure X





STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT
SANTA ANA DIVISION
PERRIS DAM
OFFSITE MONITORING WELLS

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-04 LOCATION MAP

xx/xx/xx

1 of 1

FIGURE X





STATE OF CALFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

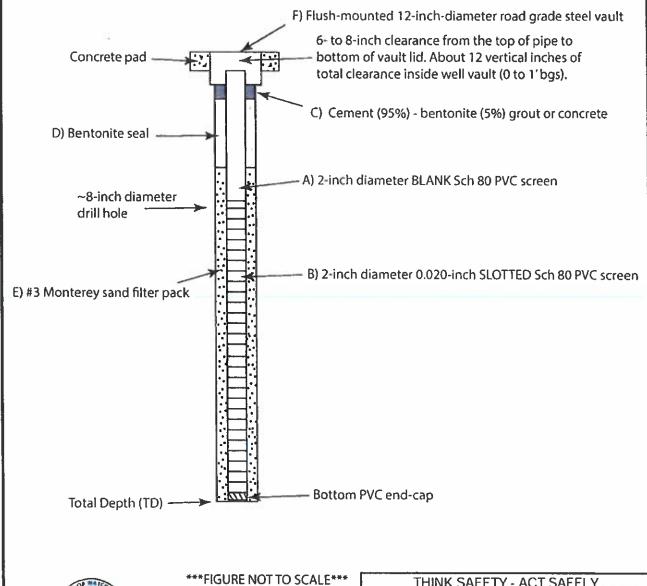
OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-05 LOCATION MAP

xxxxxxxxx

1 of 1

FIGURE X

Well ID	Α	В	С	D	E	F
	Blank (ft)	Screen (ft)	Grout (ft)	Bent. (ft)	Filter (ft)	Stickup (ft)
PSR-OSW-01	0-20	20-170	0-13	13-18	18-170	-0.25
PSR-OSW-02	0-20	20-200	0-13	13-18	18-200	-0.25
PSR-OSW-03	0-20	20-170	0-13	13-18	18-170	-0.25
PSR-OSW-04	0-20	20-115	0-13	13-18	18-115	-0.25
PSR-OSW-05	0-20	20-170	0-13	13-18	18-170	-0.25





STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION **PERRIS DAM**

OFFSITE MONITORING WELLS FLUSH MOUNTED WELL CONSTRUCTION DESIGN

xxlxxlxx

1 of 1 FIGURE





STATE OF CALFORNA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DMISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT
SANTA ANA DIVISION
PERRIS DAM
OFFSITE MONITORING WELLS

MONITORING WELL PSR-OSW-08 LOCATION MAP

xx/xx/xx

1 of 1

GURE X

	_						
		· .					
	Well ID	A Blank (ft)	B Screen (ft)	C Grout (ft)	D Root (ft)	E Eiltor (ft)	F Stickup (4)
P	SR-OSW-08	0-20	Screen (ft) 20-190	Grout (ft) 0-13	Bent. (ft) 13-18	Filter (ft) 18-190	Stickup (ft) +3.0
نــا	31, 00,, 12			0 10	10 10	10 100	1 .5.0
			/			diameter cylin	
				8-inch by 8-i	nch square lo	cking steel w	ell box
	Concrete n			C.	······································		
	Concrete pa	ad —		4 Gr	round surface		
				C) Com	ant (0506) . he	natanita (50%)	grout or concrete
D/	Dantanita e	1	551.	C) Centre	ארן אין אין אין אין אין	intornite (5%)	grout or concrete
U)	Bentonite s	eai ———	*				
			ЦЦ				
				—— A) 2-inch	diameter BLA	NK Sch 80 PV	'C screen
	~8-inch di	iameter					
	drill hole						
			: :				
			*	—— B) 2-inch	ı diameter 0.0	20-inch SLOT	TED Sch 80 PVC screer
E) #3 Mor	nterey sand	filter pack					
			.⊢				
			[: [-] :]				
	Total Depth	n (TD)	: 200	—— Bottom	PVC end-cap	,	
		•					
,	THE STATE OF THE S	***;	FIGURE NOT T	O SCALE***	TH	INK SAFETY	- ACT SAFELY
1			STATE OF CALF	PORNIA	1111	CALIFORNIA AQUE	DUCT
18			LIFORNIA NATURAL RESC RTMENT OF WAT	OURCES AGENCY TER RESOURCES	,	PERRIS DA	M star to
1			DIVISION OF ENGI	SINEERING		SITE MONITOR	ING WELLS
`	TO LIVE		STATE WATER				TRUCTION DESIGN X
			4				



OFFICE MEMO

то:	Gerald Snow O&M Environmental Assessment	DATE:	September 25, 2019
		SUBJECT:	Perris Seepage Recovery: Scope of
FROM:	Holly Nichols DOE Project Geology		Work for the Off-Site Monitoring Well Drilling and Installation

This purpose of this Office Memo is to briefly and generally describe the proposed drilling and well installation process for the off-site monitoring wells associated with the Perris Seepage Recovery Project. This document should help describe the process and equipment needed to complete the work, and to assist your office with the required environmental clearance documents, and the real estate office with obtaining temporary entry permits.

Approximately 10 monitoring wells are proposed to be installed within drilled holes downstream (southwest) of the Perris Dam site (see attached plan map). The drill holes and associated wells serve two main purposes: 1) they will be used to collect geotechnical data so that potential loose or compressible soils can be identified, and 2) as groundwater monitoring wells so that baseline and future groundwater levels can be monitored.

The proposed drill holes are in residential areas of the City of Perris up to about 2.5 miles away from Perris Dam and are in areas with sufficient space to accommodate the drilling equipment and permanent well completion. The drill holes will be advanced a maximum of about 200 feet or to bedrock, whichever is less. Each drilling location will be visited by two drilling rigs: a cone penetration testing (CPT) rig and either a mud rotary or sonic drill rig, depending on the results of the CPT.

A CPT drill rig (see Figure 1) is essentially a large truck and will need to park over the hole location for up to 4 hours. The drilling methods do not generate any soil cuttings or water but works by pushing a ~1-inch diameter rod into the ground to measure soil properties.



Figure 1. CPT drill rig example.



Figure 2. Sonic drill rig (white green, in left half of photo) with support truck (white box truck, on right side of photo).

A sonic drill rig will be used for some of the holes. The rig will be truck-mounted. Sonic drilling requires the use of a support truck that will be parked behind or next to the sonic rig (Figure 2). Sonic drilling is usually the preferred drilling method in sandy soils because it creates a very stable hole and drills quickly (100 feet or more per day); however, it creates a loud buzzing sound during drilling. When using the sonic drilling method, continuous soil samples will be collected for geologic logging.

The mud rotary drill rig, when used, will be a Mobile B80 (or equivalent) drill rig using mud rotary drilling methods (Figure 3). Mud rotary drilling uses water and bentonite (if needed) to advance a rotary bit and drill rod to the desired depth. The drilling fluid that is injected down the drill rod returns to the surface with the soil cuttings. The sand is screened out and the mud is recirculated back into the hole. The fluid is contained to the drill hole and recirculation system at the ground surface. Mud rotary cuttings and drill fluids may be stored in drums or a roll-away for a short period of time and will need to be tested and disposed of by the drilling contractor.

Within the mud rotary holes, drive samples will be collected in the upper ~60 to 90 feet of each boring. The drive samples allow for collection of soil density and strength information by hammering a sampler into the ground. Drilling and drive sampling alternate, with a drive sample taken about every 5 to 10 feet. Each drive sample takes about 30 seconds to a couple minutes to complete, with the hammer ringing at about 40 to 60 blows per minute. The hammering makes a loud ringing sound. Once drive sampling is completed, the hole will be advanced to maximum depth using mud rotary drilling.



Figure 3. Mobile B-80 drill rig example.

After the hole is drilled to the total depth, the 2-inch diameter PVC groundwater monitoring well will be constructed, per the geologist/engineer's direction (Figure 4). The well annulus will be backfilled with filter sand, bentonite, and grout. The well will be covered at the surface with a steel well monument. This monument will be flush-mounted and traffic-rated if installed in a roadway or walkway. However, most of the drill sites are located in areas where flush-mount boxes are not required so above ground well vaults could be installed. The above ground monument is an approximately 8-inch by 8-inch square (or 8-inch diameter cylinder) steel well box that is installed to a height of about 3 feet above ground surface (Figure 5A). The vault will be placed in an approximately 4-foot by 4-foot concrete pad that is constructed around the well. Steel bollards may be required around the well if near an area where it could be damaged by vehicles. A flush-mounted well vault is an approximately 12-inch diameter steel vault that is encased in an approximately 2-foot by 2-foot well pad (Figure 5b).

Prior to drilling, the drilling contractor will lay down visqueen or some equivalent material below the drill rig and working area to prevent fluid leaks onto the ground surface. All excess soil, drill fluids, and extra well-building materials will be removed from each drill site and the drill site will be restored to original conditions. All trash and equipment will be taken off-site at the end of drilling, and a clean drill site will be maintained throughout the drilling process.

Once the well is installed completely, the drilling contractor will have a separate rig develop the wells. The purpose of well development is to remove any sediment from the well and annulus that could prevent the well from functioning to its design intent. Well development includes bailing, swabbing, and air-lifting. All these development steps occur from the same well development rig. Water from well development will be discharged into a water truck. This water will be discharged at the Perris Dam site as dust control along unpaved roads. Well-development duration depends on the screen length but usually is completed within a timeframe of 2 to 6 hours.

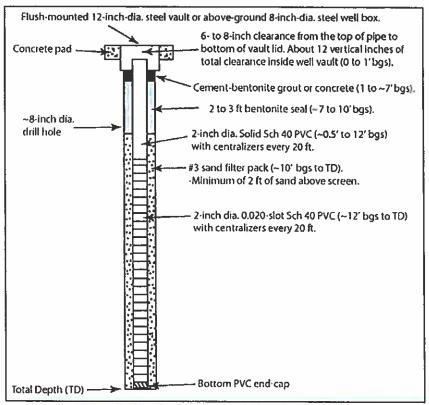


Figure 4. Schematic of groundwater monitoring well completion.

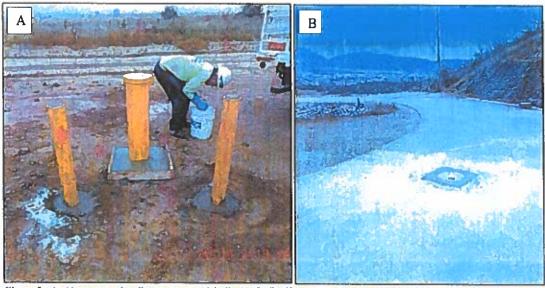


Figure 5. (A) Above ground well monument with bollards, (B) Traffic rated flush mounted well vault.

Gerald Snow August 28, 2019 Page 5

The constructed well is considered permanent and will require regular monitoring and inspections by DWR staff in the future. A pressure transducer will be installed in each observation well to collect regular groundwater level readings. The readings will be stored inside the instrument and DWR staff will conduct quarterly or semi-annual site visits to collect the data from each location, with each location taking about 15 minutes.

The time required to drill the hole will depend on the total drilling depth and the drilling conditions. A 150-foot-deep hole typically takes about 4 working days for drilling set-up, drilling, well construction, and well-development. A 300-foot-deep hole typically requires about 7 working days for the same work. Prior to drilling, the sites will require site visits for real estate, underground utility locators, and environmental surveys. The real estate and utility site visits will likely be short in duration (a couple hours or less) but will likely occur on different days. After the observation wells are installed the DWR Surveys Section will survey the boring locations for their coordinate and elevation information.

To summarize the entire drilling process:

- Site clearance by real-estate, environmental, and underground utility locators
- Cone penetration testing
- Drilling and well installation
 - o Drilling set-up
 - o Drill the hole to target depth
 - Construct groundwater observation well
 - o Construct surface completion for well vault and bollards (if needed)
 - o Restore the drilling area to original conditions (if needed)
 - o Develop the well
- · Survey the observation well location and elevation
- Regular site visits for groundwater level data download and manual water level reading

Likely equipment to be used (not simultaneously):

- · Cone penetration test (CPT) rig
- Drill rig (Sonic or Mobile B80/or equivalent)
- Drilling Support Truck with water flatbed
- Large passenger truck (F550 or equivalent)
- · Geologist passenger vehicle
- Well-development drill rig (F550 or equivalent)
- Surveyor passenger truck

Please let me know if you need any more information regarding the proposed drilling plan. I am available by email, holly.nichols@water.ca.gov, or by phone at (916) 261-2576.

Attachment

Cc: Amy Mey Jesus Cedeno

ATTACHMENT 2

Executed License Agreement with DWR to install, operate, and maintain Ground Water Monitoring Wells as part of the Lake Perris Seepage Recovery Project

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836 SACRAMENTO, CA 94236-0001 (916) 653-5791



MAR 1 0 2020

Mr. Richard Belmudez, City Manager City of Perris 101 North D Street Perris, CA 92570

Dear Mr. Belmudez:

Enclosed is your DWR-executed License Agreement (Agreement) for the installation of six (6) groundwater monitoring wells to conduct geologic groundwater monitoring, data collection, installation of appurtenances, maintenance, and such other incidental purposes as may be required as part of the Lake Perris Seepage Recovery Project on property identified as Riverside County Assessor's Parcel Nos. 303-370-004, 308-334-018, 308-200-018, 303-170-010, 320-510-005 in the City of Perris.

This 25-year Agreement, upon execution, sets the terms and conditions for DWR for the installation, operation, and maintenance of the wells. Upon the expiration of this Agreement, an Agreement renewal shall be executed unless either party gives at least 12 months' written notice to the other party of its intention that this Agreement will terminate at the end of the then-occurring term.

Please return a fully executed copy of the Agreement to me upon execution by the City of Perris. If you have any questions regarding this matter, you may contact me directly by telephone at (916) 657-3904, toll free at (800) 600-4397, or via email at Jesus.Cedeno@water.ca.gov.

Sincerely.

Jesus Cedeño Right of Way Agent

Enclosure

cc: Stuart E. McKibbin, City Engineer

City of Perris

24 South D Street, Suite 100

Perris, CA 92570

Project: Perris Seconde Recovery Project

APN Nos.: 303-370-004, 308-334-018, 308-200-018, 303-170-010, 320-510-005

State of California California Natural Resources Agency DEPARTMENT OF WATER RESOURCES

LICENSE

The City of Perris (CITY) hereby issues this revocable, nonexclusive license to the Department of Water Resources of the State of California (LICENSEE) for use of the City of Perris property (PREMISES) under the conditions set forth below in Sections 1, 2, and 3.

SECTION 1

LICENSEE:

Department of Water Resources

LICENSEE ADDRESS AND PHONE:

Division of Engineering Real Estate Branch

Post Office Box 942838 Sacremento, California 94238-0001

(800) 600-4397

CITY OF PERRIS ADDRESS:

City of Penis 101 N. D Street Pentis, CA 92570

PREMISES LOCATION:

Riverside County. See Section 3 (map)

LICENSED USE:

Installation, operation, & maintenance of Groundwater Monitoring Wells

IMPROVEMENTS LICENSED FOR USE:

Groundwater Monitoring Wells

TERM:

January 01, 2020 - January 01, 2045

INSURANCE REQUIRED:

X yes ____ no

The State of California is self-insured.

CONSENT OF TENANT REQUIRED:

SPECIAL CONDITIONS:

BECTION 2

1. USE OF PREMISES: LICENSED USE is to be strictly construed. LICENSEE shall not use or permit use of any part of PREMISES for any purpose or purposes other than the use hereinabove specified. This License is revocable permission, grants no interest in real property to LICENSEE for the use herein licensed, and CITY does not warrant that the land is capable of being used for the licensed use. This License and the uses licensed hereunder are not assignable.

LICENSEE shall exercise reasonable care that no damage shall coour to PREMISES and shall not do or permit any sot or thing to be done upon the PREMISES which is a nuisance or which may disturb the quiet enjoyment by CITY or interfere with the operations of CITY or any tenant of property.

CITY makes no warranty or representation as to its title to the area covered by this License. Licensed uses shall be subordinate to all existing easements, covenants, servitudes, licenses and rights of way for canats, ditches, levees, roads, highways, telegraph, telephone and electric power lines, railroads, pipeline and other purposes whether recorded or not and rights of others under any existing oil, gas, mineral lease or other leases or uses affecting the PREMISES or any portion thereof, whether recorded or not.

- 2. COMPLIANCE WITH LAW: LICENSEE shall, at its expense, promptly comply with any and all laws, ordinances, rules, regulations, requirements and orders whatever, present or future, of the national, State, county or municipal government which may in any way apply to the use, maintenance or occupation of or operations on the PREMISES by LICENSEE hereunder. All work to install or maintain the Groundwater Monitoring Wells shall require the submittal of an encroschment permit to the City Engineer for review and approval.
- 5. INDEMNIFICATION: This License is made upon the express condition that the CITY is to be held harmless from all liability and claims for damages by reason of any injury to any person or persons, including LICENSEE, or property of any kind whatsoever and to whomsoever belonging, including LICENSEE, from any cause or causes whatsoever, excluding third parties, while in, upon, or in any way connected with the PRIEMISES during the term of this License or any occupancy hereunder, except those arising out of the wrongful act of CITY. LICENSEE agrees to pay for reasonable attorney fees, and save harmless the CITY, its officers, employees, contractors and agents from all liability, loss, cost or obligation on account of or arising out of any such injury or loss.
- 4. DAMAGE: LICENSEE is responsible for any damage, destruction or loss occurring to the PREMISES or facilities of CiTY, its water contractors, lessees, LICENSEEs, permittees or other members of the public caused by LICENSEE's exercise of the rights granted herein. LICENSEE shall indemnify and save harmless CiTY for all such damage, destruction or loss, or at the option of CiTY, LICENSEE shall repair or replace said property at the option of CiTY.
- MAINTENANCE: LICENSEE shell properly maintain any encroachment placed by LICENSEE on CITY's property.
- INSURANCE: If required by Section 1, LICENSEE shall furnish to CITY's Letter of Self-Insurance at the time the License is signed, stating:

In accordance with Government Code section 11007.4, the State of California has elected to be self-insured for liability exposures. Under this form of insurance, the State and its employees acting in the course and scope of their employment are insured for tort liability arising out of official State business. All claims against the State of California based on tort liability should be presented as a government claim to the Government Claims Program, P.O. Box 989052 MS 414, West Sacramento, CA 96798-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/ortm/Programs/GovernmentClaims.aspx.

The State of California has also elected to be insured for its motor vehicle liability exposures through the State Motor Vehicle Liability Self-Insurance Program (VELSIP). This program provides liability coverage arising out of the operations of motor vehicles used by state employees for official state business (California Vehicle Code Sections 17000 and 17001). Motor vehicle liability claims against the State of California should be presented to the Office of Rick and Insurance Management, P.O. Box 989052 MS-403, West Secremento, CA 96798-9062, (800) 900-3634, claims@dgs.ca.gov. If your motor vehicle License DWR 31 (Rev. 0309)

liability claim is not resolved within six months from the date of loss, California law requires you to file a formal claim with the Government Claims Program, P.O. Box 889052 MS 414, West Sacramento, CA 95788-9052. (Gov. Code section 900, et. seq.) Internet link: http://www.dgs.ca.gov/orim/Programs/GovernmentClaims.sspx.

The State of California has a Master Agreement with the State Compensation Insurance Fund regarding workers' compensation benefits for all state employees, as required by the Labor Code.

Contractors retained by State of Celifornia shall provide general liability insurance, automobile insurance, and workman's companiation insurance to meet City of Perris requirements in effect at the time of the issuance of encroschment permit. The City of Perris shall be named as an additional insured.

- HAZARDOUS MATERIALS: LICENSEE shall not possess, use or dispose of any hazardous materials or
 waste on CITY's property, or cause to be possessed, used or disposed, without the express written
 consent of CITY.
- TERMINATION: Either party herein reserves the right to terminate this License upon providing a
 minimum of thirty (30) days written notice to the other party. This License is revocable by CITY without
 cause or fault.
- VACATION: LICENSEE agrees to vacate PREMISES within study (60) days in the event of emergency as determined by CITY.
- 10. TERMINATION AND RESTORATION OF THE PREMISES: Termination of this License in any manner as to all or any part of the PREMISES, shall not relieve LICENSEE from any obligation or liability theretofore secreted hereunder, nor prejudice, or in any way affect the right of CITY to enforce any right or remedy it may have had before such termination. Upon any such termination, LICENSEE shall within abdy (80) days remove all of LICENSEE's imprevements and personal property from the PREMISES and restore them to a condition satisfactory to CITY. At its option, CITY may remove the same and restore the PREMISES, and LICENSEE agrees to reimburse CITY for the reasonable cost thereof upon demand.
- 11. DEFAULT, ENFORCEMENT OR BREACH COSTS: LICENSEE shall pay, upon demand, all costs and expenses (including attorney's fees in a reasonable amount) incurred by CITY to enforce any of the covenants, conditions and provisions of this License, or to dispossess LICENSEE, irrespective of whether or not court action shall be brought.
- 12. NOTIFICATION: Any notice or demand by either party to the other in connection with this License shall be deemed to be fully given or made when written and deposited in a sealed envelope in the United States mail, registered or certified and postage prepaid, and addressed to the party to whom given at the address specified in Section 1. Either party may change its address by giving the other party written notice of its new address as herein provided. CITY may give notice by phone to LICENSEE in emergency situations which may require LICENSEE to vacate PREMISES within ten (10) days.

Department of Water Resources Real Estate Branch Post Office Box 942836 Sacramento, California 94238-0001 Phone No: (800) 600-4397 City Manager City of Perris 101 N. D Street Perris, CA 92570 ACCEPTED:

DEPARTMENT OF WATER RESOURCES

CITY OF PERRIS

Date:

Clara Miramontes, City Manager

Date:

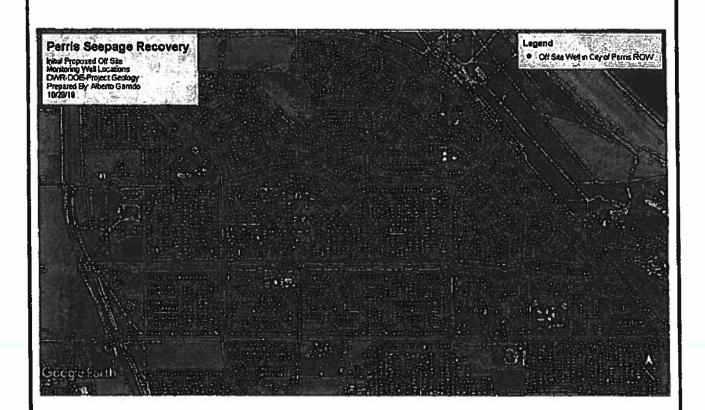
Date:

Date:

Address: 1416 Ninth Street

Sacramento. CA 95814

Phone: (800) 600-4397





STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM OFFSITE MONITORING W

OFFSITE MONITORING WELLS
MONITORING WELL LOCATION MAP

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Well (D	Northing	Easting	Proposed Drill Depth	
PSR-OSW-01	2250858.723987	6275718.784397	170	
PSR-OSW-02	2249855.255522	6276007.675879	200	
PSR-OSW-03	2247356.178171	6275836.297941	170	
PSR-OSW-04	2248070.768933	6277144.195588	115	
PSR-OSW-05	2249386.682640	6274085.641994	170	
PSR-OSW-08	2247145.669077	6270425.127661	190	





STATE OF CALFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

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THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-01 LOCATION MAP xxhorbxx

1 of 1 FIGURE





STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

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THINK SAFETY - ACT SAFELY

CALFORNIA AQUEDUCT
SANTA ANA DIVISION
PERRIS DAM
OFFSITE MONITORING W/

OFFSITE MONITORING WELLS
MONITORING WELL PSR-OSW-02 LOCATION MAP

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1 of 1 FIGURE X





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CALIFORMA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING MOJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-03 LOCATION MAP

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FIGURE X





STATE OF CALIFORNIA
CALIFORNIA NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING PROJECT GEOLOGY SECTION STATE WATER FACILITIES

THINK SAFETY - ACT SAFELY

CALIFORNIA AQUEDUCT
SANTA ANA DIVISION
PERRIS DAM

OFFSITE MONITORING WELLS
MONITORING WELL PSR-OSW-04 LOCATION MAP

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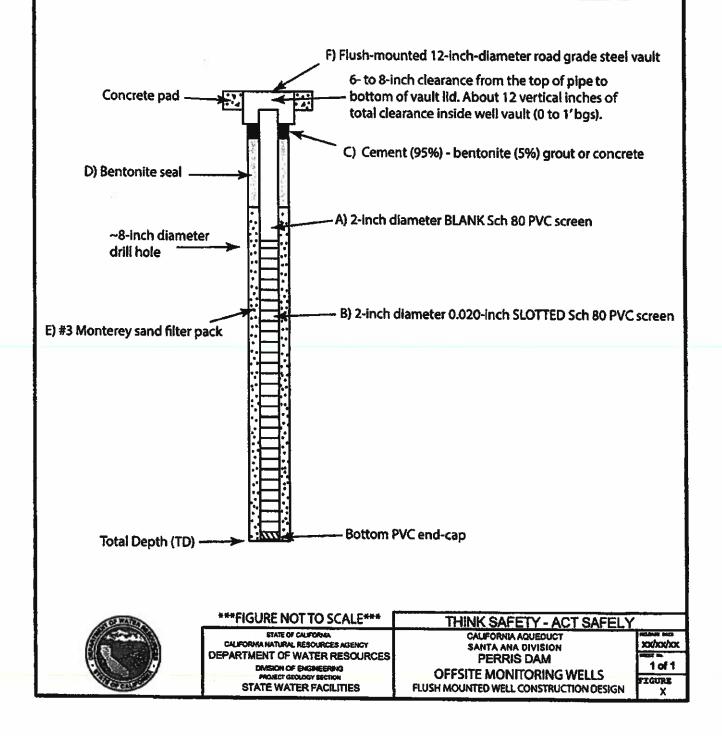
THINK SAFETY - ACT SAFELY CALFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-05 LOCATION MAP xachachac

1 of 1

FIGURE

Well ID	Α	В	С	D	E	F
	Blank (ft)	Screen (ft)	Grout (ft)	Bent. (ft)	Filter (ft)	Stickup (ft)
PSR-OSW-01	0-20	20-170	0-13	13-18	18-170	-0.25
PSR-OSW-02	0-20	20-200	0-13	13-18	18-200	-0.25
PSR-OSW-03	0-20	20-170	0-13	13-18	18-170	-0.25
PSR-OSW-04	0-20	20-115	0-13	13-18	18-115	-0.25
PSR-OSW-05	0-20	20-170	0-13	13-18	18-170	-0.25







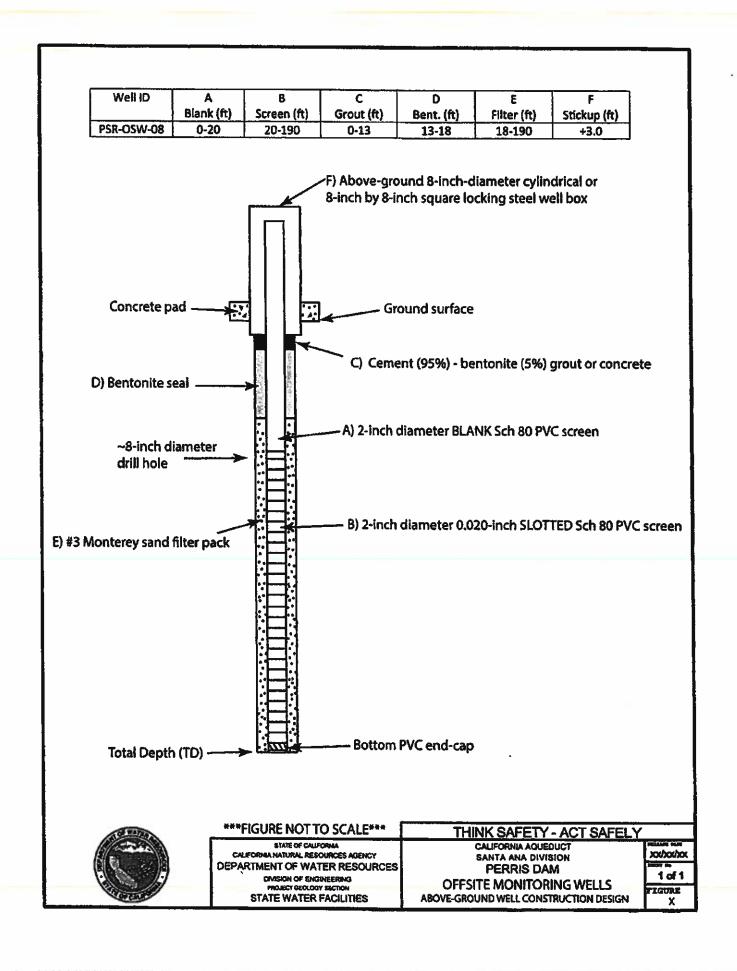
STATE OF CALIFORNIA CALIFORNIA NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES

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THINK SAFETY - ACT SAFELY CALIFORNIA AQUEDUCT SANTA ANA DIVISION PERRIS DAM

OFFSITE MONITORING WELLS MONITORING WELL PSR-OSW-08 LOCATION MAP xothothot

1 of 1 FIGURE



OFFICE M	EMO		
TO:	Gerald Snow	DATE:	September 25, 2019
	O&M Environmental Assessment	SUBJECT:	Perris Seepage Recovery: Scope of
FROM:	Holly Nichols DOE Project Geology		Work for the Off-Site Monitoring Well Drilling and Installation

This purpose of this Office Memo is to briefly and generally describe the proposed drilling and well installation process for the off-site monitoring wells associated with the Perris Seepage Recovery Project. This document should help describe the process and equipment needed to complete the work, and to assist your office with the required environmental clearance documents, and the real estate office with obtaining temporary entry permits.

Approximately 10 monitoring wells are proposed to be installed within drilled holes downstream (southwest) of the Perris Dam site (see attached plan map). The drill holes and associated wells serve two main purposes: 1) they will be used to collect geotechnical data so that potential loose or compressible soils can be identified, and 2) as groundwater monitoring wells so that baseline and future groundwater levels can be monitored.

The proposed drill holes are in residential areas of the City of Perris up to about 2.5 miles away from Perris Dam and are in areas with sufficient space to accommodate the drilling equipment and permanent well completion. The drill holes will be advanced a maximum of about 200 feet or to bedrock, whichever is less. Each drilling location will be visited by two drilling rigs: a cone penetration testing (CPT) rig and either a mud rotary or sonic drill rig, depending on the results of the CPT.

A CPT drill rig (see Figure 1) is essentially a large truck and will need to park over the hole location for up to 4 hours. The drilling methods do not generate any soil cuttings or water but works by pushing a ~1-inch diameter rod into the ground to measure soil properties.



Figure 1. CPT drill rig example.

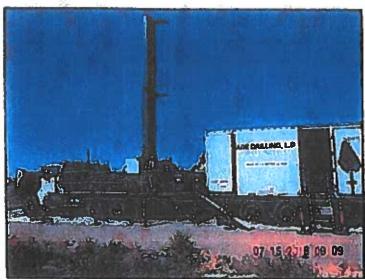


Figure 2. Sonic deill rig (white/green, in left half of photo) with support truck (white box truck, on right side of photo).

A sonic drill rig will be used for some of the holes. The rig will be truck-mounted. Sonic drilling requires the use of a support truck that will be parked behind or next to the sonic rig (Figure 2). Sonic drilling is usually the preferred drilling method in sandy soils because it creates a very stable hole and drills quickly (100 feet or more per day); however, it creates a loud buzzing sound during drilling. When using the sonic drilling method, continuous soil samples will be collected for geologic logging.

The mud rotary drill rig, when used, will be a Mobile B80 (or equivalent) drill rig using mud rotary drilling methods (Figure 3). Mud rotary drilling uses water and bentonite (if needed) to advance a rotary bit and drill rod to the desired depth. The drilling fluid that is injected down the drill rod returns to the surface with the soil cuttings. The sand is screened out and the mud is recirculated back into the hole. The fluid is contained to the drill hole and recirculation system at the ground surface. Mud rotary cuttings and drill fluids may be stored in drums or a roll-away for a short period of time and will need to be tested and disposed of by the drilling contractor.

Within the mud rotary holes, drive samples will be collected in the upper ~60 to 90 feet of each boring. The drive samples allow for collection of soil density and strength information by hammering a sampler into the ground. Drilling and drive sampling alternate, with a drive sample taken about every 5 to 10 feet. Each drive sample takes about 30 seconds to a couple minutes to complete, with the hammer ringing at about 40 to 60 blows per minute. The hammering makes a loud ringing sound. Once drive sampling is completed, the hole will be advanced to maximum depth using mud rotary drilling.

Gerald Snow August 28, 2019 Page 3



Figure 3. Mobile B-80 drilling example.

After the hole is drilled to the total depth, the 2-inch diameter PVC groundwater monitoring well will be constructed, per the geologist/engineer's direction (Figure 4). The well annulus will be backfilled with filter sand, bentonite, and grout. The well will be covered at the surface with a steel well monument. This monument will be flush-mounted and traffic-rated if installed in a roadway or walkway. However, most of the drill sites are located in areas where flush-mount boxes are not required so above ground well vaults could be installed. The above ground monument is an approximately 8-inch by 8-inch square (or 8-inch diameter cylinder) steel well box that is installed to a height of about 3 feet above ground surface (Figure 5A). The vault will be placed in an approximately 4-foot by 4-foot concrete pad that is constructed around the well. Steel bollards may be required around the well if near an area where it could be damaged by vehicles. A flush-mounted well vault is an approximately 12-inch diameter steel vault that is encased in an approximately 2-foot by 2-foot well pad (Floure 5b).

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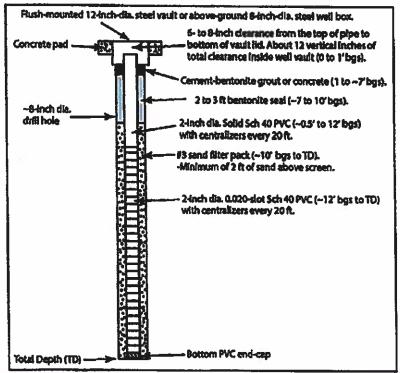


Figure 4. Schematic of groundwater monitoring well completion

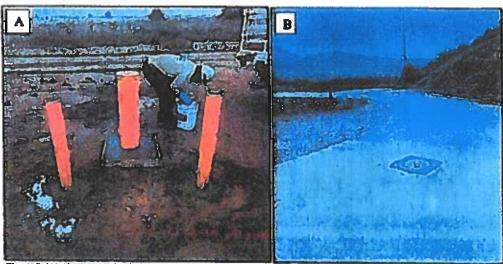


Figure 5. (A) Above ground well monument with bollards. (B) Traffic rated flush mounted well vault.

DWR 100s (Rev. 1/09)

Geraid Snow August 28, 2019 Page 5

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The time required to drill the hole will depend on the total drilling depth and the drilling conditions. A 150-foot-deep hole typically takes about 4 working days for drilling set-up, drilling, well construction, and well-development. A 300-foot-deep hole typically requires about 7 working days for the same work. Prior to drilling, the sites will require site visits for real estate, underground utility locators, and environmental surveys. The real estate and utility site visits will likely be short in duration (a couple hours or less) but will likely occur on different days. After the observation wells are installed the DWR Surveys Section will survey the boring locations for their coordinate and elevation information.

To summarize the entire drilling process:

- Site clearance by real-estate, environmental, and underground utility locators
- Cone penetration testing
- Drilling and well installation
 - o Drilling set-up
 - o Drill the hole to target depth
 - o Construct groundwater observation well
 - o Construct surface completion for well vault and bollards (if needed)
 - o Restore the drilling area to original conditions (if needed)
 - o Develop the well
- Survey the observation well location and elevation.
- Regular site visits for groundwater level data download and manual water level reading

Likely equipment to be used (not simultaneously);

- Cone penetration test (CPT) rlg
- Drill rig (Sonic or Mobile B80/or equivalent)
- Drilling Support Truck with water flatbed
- Large passenger truck (F550 or equivalent)
- Geologist passenger vehicle
- Weil-development drill rig (F550 or equivalent)
- Surveyor passenger truck

Please let me know if you need any more information regarding the proposed drilling plan. I am available by email, holly.nichols@water.ca.gov, or by phone at (916) 261-2576.

Attachment

Cc: Amy Mey Jesus Cedeno

DWR 100a (Rev. 1/09)



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

A Resolution of the City Council of the City of Perris, County of Riverside, State of California, approving the Amendment of the City's Classification and Compensation Plan to Include Three (3) New City Classifications and Authorize the Amendment of the City's Salary Range Placement Schedule Which Sets Forth the Classification and Compensation Allocations for All City

Employees.

REQUESTED ACTION:

To adopt the Resolution Number (next in order) approving the Amendment of the City's Classification and Compensation Plan to Include Three (3) New City Classifications and Authorize the Amendment of the City's Salary Range Placement Schedule Which Sets Forth the Classification and Compensation Allocations for All

City Employees.

CONTACT:

Saida Amozgar, Director of Administrative Services

BACKGROUND/DISCUSSION:

California Government Code Section 36505 requires that the City Council approve the Classification and Compensation Plan for all employees by means of a Resolution. Pursuant to the City of Perris Personnel Rule 6.0, the City Manager shall ascertain and record the duties and responsibilities of all positions in the classified service and shall recommend a classification plan for these positions to the City Council and that the classification plan shall be adopted by the City Council and may be amended from time to time as necessary. The current classification plan was previously adopted by the City Council by Resolution Number 5178 on September 26, 2017. Subsequently, amendments to the City's Classification and Compensation Plan have been approved and adopted by the City Council on March 27, 2018, September 25, 2018, December 8, 2020, May 11, 2021, and August 31, 2021.

Since the last amendment, and as a result of recently implemented organizational program and operational needs, there are three (3) new classifications required essential functions and services, which are the GIS Analyst, Legislative Analyst, and Senior Construction Manager. The City is now moving forward with bringing GIS services in-house rather than contracting out and the Legislative Analyst will replace one of the legislative intern positions. There is a need to have a full-time legislative staff to assist the City. Additionally, as a result of the recent minimum wage increase and a conducted market salary study, the City deems necessary and proposes reallocation of salary ranges for the positions Recreation Leader I and Recreation Leader II. Said new class

specifications, with respective salary ranges, and reallocation of the Recreation Leader I/II salary range recommendations have been proposed and approved by the City's Human Resources Sub Committee ("HR Sub Committee"). The draft Resolution is attached hereto as "Attachment 1." The draft new class specifications and salary range placement schedule are attached to the Resolution as "Exhibits A – D," and incorporated hereto by this reference.

During the last budget cycle, the City Council adopted operational budgets for Fiscal Year 2021-2022, including appropriations under department payroll budgets for all positions in the Classified and Non-Classified Civil Service. The proposed new positions will be included in the upcoming mid-year budget cycle amendment requests to the City Council. The cost impact of the GIS Analyst position in the Information Technology department payroll budget amendment will be proposed at the fully burdened rate of (\$108,484). The cost impact of the Legislative Analyst in the Administrative Services department payroll budget amendment will be proposed at the fully burdened rate of (\$113,976). There will be no cost impact to the Community Services department payroll budget, for the position of Senior Construction Manager and the reallocation of salary range for Recreation Leader I and II, as the existing budget contains sufficient funds to cover said appropriations. Therefore, the total cost impact to the 2021-2022 fiscal budget is (\$222,460).

These three (3) class specifications were updated by the City's Administrative Services Department with the assistance of consulting firm, Koff & Associates, Inc. Thus, staff believes the updated class specifications and respective salaries meet industry standards and are internally aligned and equitable. Additionally, a salary market study was conducted by Koff & Associates, Inc. for the proposed reallocation of the salary ranges for Recreation Leader I/II positions.

Class specifications for represented bargaining unit classifications are a matter within the scope of bargaining subject to meet and confer under the provisions of the Meyers-Millias-Brown Act ("MMBA") (Government Code Section 3500 et seq.). The City has met and conferred with Teamsters Local 911, on the new class specifications and the updated salary range for existing classification Recreation Leader I/II, and reached agreement and thereby met its obligations under law regarding implementation of these proposed actions.

Staff respectfully recommends that the City Council adopt the Resolution approving the amendment of the City's Classification and Compensation Plan to include three (3) new City Class Specifications and authorizing the amendment of the City's Salary Range Placement Schedule which sets forth the Classification and Compensation allocations for all City employees.

BUDGET (or FISCAL) IMPACT:

The total cost impact to the 2021-2022 fiscal budget is two hundred twenty two thousand four hundred sixty (\$222,460) dollars.

Prepared by:	Saida Amozgar,	Director of	Administrative	Services

REVIE	WED	BY:
City Att	orney	

Assistant City Manager
Deputy City Manager

Attachment 1:

Resolution Number (Next in Order), including Exhibits A-D Classification Specifications and Salary Range Placement Schedule

Consent: January 25, 2022

Public Hearing: Business Item: Presentation: Other:

ATTACHMENT 1

Resolution Number (next in order)

RESOLUTION NUMBER ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING THE AMENDMENT OF THE CITY'S CLASSIFICATION AND COMPENSATION PLAN TO INCLUDE THREE (3) NEW CITY CLASSIFICATIONS AND AUTHORIZE THE AMENDMENT OF THE CITY'S SALARY RANGE PLACEMENT SCHEDULE WHICH SETS FORTH THE CLASSIFICATION AND COMPENSATION ALLOCATIONS FOR ALL CITY EMPLOYEES

WHEREAS, Section 36505 of the California Government Code requires that the City Council approve the Classification and Compensation Plan for all employees by means of a resolution; and

WHEREAS, Rule 6.0 of the City of Perris Personnel Rules and Regulations provides that the City Manager shall ascertain and record the duties and responsibilities of all positions in the classified service and shall recommend a classification plan for these positions to the City Council and that the classification plan shall be adopted by the City Council and may be amended as necessary; and

WHEREAS, on September 26, 2017, the City Council, by Resolution No. 5178, adopted the recommendations contained in the Classification and Compensation Study, authorized the City Manager to implement the recommendations, and approved the implementation of the City of Perris Salary Range Placement Schedules, which set forth updated Classification and Compensation Allocations for all City employees; and

WHEREAS, amendments to the City's Classification and Compensation Plan were adopted by the City Council on March 27, 2018 via Resolution No. 5246, on September 25, 2018 via Resolution No. 5367, on December 20, 2020 via Resolution No. 5739; on May 11, 2021 via Resolution No. 5790; and on August 31, 2021 via Resolution No. 5843; and

WHEREAS, the City Manager has recommended implementation of another amendment to the City's Classification and Compensation Plan with three (3) new classification specifications for GIS Analyst, Legislative Analyst, Senior Construction Manager, along with respective schedule of compensation for said positions; and reallocation of salary ranges for positions Recreation Leader I and Recreation Leader II; and

WHEREAS, the three (3) new classification specifications were created by the City's Administrative Services Department with the assistance of a personnel consulting firm, Koff & Associates, Inc., which confirmed that the class specifications and salaries meet industry standards and are internally aligned and equitable; and

WHEREAS, the City has completed meet and confer with Teamsters Local 911 Union, as the employee organization representing the affected job title classifications, and reached

agreement regarding the proposed actions herein, pursuant to the provisions of the Meyers-Milias-Brown Act (Government Code § 3500 et seq.).

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

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

Section 2. The City Council hereby adopts the following three (3) new classification specifications and respective schedule of compensation and the reallocated salary range for classifications Recreation Leader I and Recreation Leader II:

Classification	Schedule of Compensation
GIS Analyst (New)	Range 60
Legislative Analyst (New)	Range 62
Senior Construction Manager (New)	Range 70
Recreation Leader I	Range 26
Recreation Leader II	Range 30

The job descriptions for the above new classifications are attached hereto as Exhibits "A - C." The operative salary schedule used for compensating City employees referenced as City of Perris Salary Range Placement Schedule is attached hereto as Exhibit "D."

Section 3. This resolution shall be effective on January 25, 2022. The City Clerk shall certify the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 25th day of January 2022.

RESOLUTION NUMBER	
STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS) The state of the
CERTIFY that the foregoing	ERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY Resolution Number was duly and regularly adopted by the City at a regular meeting thereof held the 25th day of January, 2022, and following called vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	City Clerk, Nancy Salazar

Exhibit A – GIS Analyst Classification Specification
Exhibit B – Legislative Analyst Classification Specification
Exhibit C – Senior Construction Manager Classification Specification

Exhibit D – Salary Range Placement Schedule (Non-Management)

Exhibit A



Geographic Information Systems Analyst Class Specification

FLSA Designation: Non-Exempt Effective:

DEFINITION

Under direction, develops, maintains, and manages the City's Geographic Information System (GIS) data and organization structure/database environment; creates maps and exhibits related to a diverse precinct and future projects portfolio that includes roadways, bridges, traffic, signals, parks, facilities, broadband initiatives, and smart cities; performs analysis and applications design of the GIS; performs other duties as assigned.

SUPERVISION EXERCISED

May exercise technical and functional supervision over lower-level staff on a project basis.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES

Plans, designs, coordinates, and implements assigned Geographic Information System (GIS) programs, projects, and initiatives; participates in the development and implementation of program goals, objectives, policies, procedures, and priorities.

Develops, implements, and manages the GIS data and organizational structure/database environment.

Produces maps, exhibits, and drawings and performs GIS analysis for project planning.

Operates and maintains GIS related hardware including plotters, scanners, workstations, digitizers, and Global Positioning System (GPS) equipment.

Performs research of geographic and tabular data from public and private sources for integration into the City's enterprise GIS system; provides and receives updated information to external agencies as necessary.

Meets with and/or makes presentations to stakeholder groups and the general public to convey goals and objectives, technical direction, and general status of projects.

Serves as a technical resource to City departments, including assisting and training in the proper

use of GIS data and systems; recommends, troubleshoots, and provides support for GIS software, databases, and other related applications.

Consults with other City departments regarding GIS needs and requirements, including identifying, designing, and developing GIS applications, strategies, and procedures; makes strategic recommendations.

Generates standard operating procedures for data-related processes; monitors all program data for inaccuracies or discrepancies and implements corrective measures.

Attends meetings, conferences, workshops, and training sessions and reviews publications and materials to remain current on GIS policies, procedures, and new developments; monitors changes in technology that may affect GIS operations; prepares reports of changes to management and provides recommendations on implementation and impact of changes.

Prepares a variety of written correspondence, technical reports, procedures, policies, and other materials to support program activities.

OTHER JOB-RELATED DUTIES

Performs related duties and responsibilities as assigned.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of:

Principles and practices for developing and coordinating GIS programs with applications for City departments, external organizations, and the general public.

GIS software and technologies employed by the City including servers, personal computers, global positioning systems, plotters, printers, and related software.

Principles, practices, and technologies of computer based mapping and geographic related data systems.

Principles and techniques of spatial analysis, relational GIS database management, script and query development, and cartography.

Principles of research and data collection pertaining to property evaluation and familiarity with site plans, property descriptions, deeds, and survey data.

Recent and on-going developments, current literature, and sources of information related to GIS operations, development, and maintenance.

Principles of mathematics and statistics and their application to GIS support work.

Modern office practices, methods, and computer equipment.

English usage, grammar, spelling, vocabulary, and punctuation.

Techniques for dealing effectively with the public, vendors, contractors, and City staff, in person and over the telephone.

Techniques for effectively representing the City in contacts with governmental agencies, community groups, various business, professional, educational, and regulatory organizations.

Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and staff.

Skill to:

Operate modern office equipment including computer equipment and software.

Ability to:

Analyze GIS-related and other technical problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.

Recommend and implement goals, objectives, and practices for providing effective and efficient GIS services.

Prepare and maintain accurate and complete GIS and other technical records.

Prepare clear and concise reports.

Interpret and apply the policies, procedures, laws, and regulations pertaining to GIS programs and functions.

Respond to requests and inquiries from the public; work effectively with City officials, employees, and public; build consensus.

Exercise good judgment, flexibility, creativity, and sensitivity in response to changing situations and needs.

Communicate clearly and concisely, both verbally and in writing.

Establish, maintain, and foster positive and effective working relationships with those contacted during work.

Minimum Qualifications:

Experience:

Three (3) years of increasingly responsible experience in developing, maintaining, and coordinating GIS programs and equipment.

Training:

Bachelor's degree from an accredited college or university with major course work in geographic information systems, geography, computer science, cartography, or a related field.

License or Certificate:

Possession of an appropriate, valid driver's license and insurability at regular rates for the City's automobile insurance.

Special Requirements:

Essential duties require the following physical skills and work environment:

Ability to work in a standard office environment.

Effective Date:

Exhibit B



Legislative Analyst Class Specification

FLSA Designation: Non-Exempt Effective:

DEFINITION

Under direction, performs specialized legislative, administrative, and confidential staff support for the Administrative Services Department, including the City Manager, Mayor and City Council, and various City departments, as needed; researches and analyzes local, state, and federal legislation and policymaking activities to determine the impact on City operations and initiatives; represents the City to community, state, and federal legislative groups, the public, and other agencies as assigned; and performs other duties as assigned.

SUPERVISION EXERCISED

May exercise technical and functional supervision over lower-level staff on a project basis.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES

Performs analysis on proposed and current legislation to determine the impact on City programs; composes audience specific briefings; researches supportive and opposing positions; and highlights issues to the City Manager, executive management team, and/or legal counsel, as necessary.

Develops and drafts for City management communication about legislation and policy as they are developed locally, and at the state and federal levels; engages in relevant local and regional legislative affairs by participating in partner/stakeholder strategy and coordination meetings; and drafts and organizes letters of support or opposition.

Provides legislative and relationship building functions through meetings, public events, or other opportunities to strengthen connections and learn from respective experts about the diversity of needs and interests within the community; participates in community planning meetings with members of advocacy groups, and crafts solutions to complex problems.

Prepares and assists in making presentations about legislative priorities, recommendations, and other materials for consideration by City management, community groups, policy leaders, and other public agencies.

Actively identifies emerging issues and policy trends that may impact the City and helps determine the strategy to represent the City's interests in the appropriate arena.

Relieves the City Manager and other City leaders of a variety of administrative, legislative, and relationship building detail including scheduling internal and external meetings, calendar organization, and agenda and meeting material preparation.

Maintains specialized databases and systems for recording and tracking pending legislation at the local, state, and federal levels.

Creates and distributes standard and special reports, summaries, and analysis as requested; writes reports, proposals, fact sheets, legislative language, and other materials necessary to develop and maintain the City's position on legislation.

Attends meetings, conferences, workshops, and training sessions and reviews publications and materials to remain current on legislative, governmental, and community relations policies, regulations, procedures, and new developments; prepares reports of changes to management and provides recommendations on implementation and impact of changes.

OTHER JOB-RELATED DUTIES

Perform related duties and responsibilities as assigned.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of:

Principles, practices, concepts, and methods of state and federal legislation research, development, analysis, and evaluation.

Dynamics and sensitivities of intergovernmental issues and relationships.

Applicable federal, state, and local laws, regulatory codes, ordinances, policies, and procedures related to assigned area of responsibility including legislative protocols and lobbying regulations.

Project tracking and monitoring.

Modern office practices, methods, and computer equipment.

English usage, grammar, spelling, vocabulary, and punctuation.

Techniques for dealing effectively with the public, vendors, contractors, and City staff, in person and over the telephone.

Techniques for effectively representing the City in contacts with governmental agencies, community groups, various business, professional, educational, and regulatory organizations.

Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and staff.

Safe driving principles and practices.

Skill to:

Operate modern office equipment including computer equipment and software.

Ability to:

Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals.

Perform responsible legislative research, analysis, and evaluation involving the use of independent judgement and personal initiative.

Develop effective legislative outreach strategies and campaigns; work effectively with diverse groups of different ages and various socio-economic backgrounds; listen to and discuss problems and complaints tactfully.

Prepare and maintain accurate and complete records.

Prepare clear and concise reports.

Interpret and apply the policies, procedures, laws, and regulations pertaining to legislative programs and functions.

Respond to requests and inquiries from the public; work effectively with city officials, employees, and public; build consensus.

Exercise good judgment, flexibility, creativity, and sensitivity in response to changing situations and needs.

Communicate clearly and concisely, both verbally and in writing.

Establish, maintain, and foster positive and effective working relationships with those contacted during work.

Minimum Qualifications:

Experience:

Three (3) years of increasingly responsible experience in legislative program support, intergovernmental coordination, or a related field.

Training:

Bachelor's degree from an accredited college or university with major course work in political science, governmental relations, business or public administration, or a related field.

License or Certificate:

Possession of an appropriate, valid driver's license and insurability at regular rates for the City's automobile insurance.

Special Requirements:

Essential duties require the following physical skills and work environment:

Ability to work in a standard office environment.

Effective Date:

Exhibit C



Senior Construction Manager Class Specification

FLSA Designation: Non-Exempt Effective:

DEFINITION

Under general direction, plans, coordinates, and manages a wide variety of City projects, including parks construction projects, capital improvement projects, facility renovations and maintenance, and infrastructure upgrades; creates project objectives, work scope, project execution and construction management plans and procedures; oversees consultants and contractors allocated to projects; serves as an advisor and resource to City management staff in areas of expertise; and performs related work as required.

SUPERVISION EXERCISED

Exercises technical and functional supervision over lower-level staff.

CLASS CHARACTERISTICS

This is an advanced-level classification responsible for managing construction projects to an outcome within project scope and within both project budget and schedule and for assisting other City staff in the management of projects. Incumbents work under general direction and exercise a high level of discretion and independent judgment in performing assigned work. Assignments are given with general guidelines and positions are responsible for establishing objectives, timelines, and methods to deliver work products or services. Work is typically reviewed upon completion for soundness, appropriateness, and conformity to policy and requirements. This class is distinguished from other City classifications in the focus on a series of discrete existing and future projects that must be accomplished in accordance with scope, budget, and schedule.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES (Illustrative Only)

Management reserves the right to add, modify, change, or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

Serves as project manager for highly complex capital improvement projects and other repair, maintenance, upgrade and retrofit infrastructure projects; including coordination of design, bid document, and specification preparation, recommendation for awarding of contracts, and

construction management.

Prepares and monitors project schedules, and coordinate implementation of assigned projects through completion.

Coordinates, reviews, and evaluates the work of third-party contractors, including plan check firms, and commercial and industrial inspectors.

Prepares Requests For Proposals and Requests for Qualifications (RFPs and RFQs), and bidding documents in compliance with City codes for professional design and engineering consulting and contract services; reviews and evaluates data, prepares and presents contracts and makes recommendations for award of consultant services.

Visits and inspects work sites to review work in progress and to ensure compliance with contractual terms and conditions; approves construction drawings; evaluates, recommends, and processes change orders; initiates and conducts site visits and communicates with business and property owners, recommends solutions and or mitigation measures, and coordinates preparation and delivery of violation notices; conducts inspections of all assigned structures to determine suitability and/or feasibility for proposed renovation or new construction projects.

Participates in the development and administration of the project budget; monitors approved budgets, approves expenditures, forecasts additional funding needs for project implementation, and recommends adjustments.

Coordinates relations with the City's development services functions related to assigned projects.

Establishes standards of performance and maintains work quality and quantity controls for assigned construction activities and contract personnel; ensures the technical adequacy, uniformity of standards and production in all rehabilitation and new construction work.

Works with contractors and property owners on project planning, preparation, scheduling, and execution of contracts; ensures work is completed on time and in conformance with plans and specifications.

Establishes and maintains effective communication with contractors, developers, public agencies, officials, community groups and other City departments to successfully complete projects.

Serves as an advisor and resource with other City departments, divisions, and outside agencies to resolve technical or operational problems; provides staff support to commissions, committees, and task forces.

Receives, investigates, and responds to public complaints, inquiries, and requests for services; collaborates with involved parties to reach resolution on identified issues.

Prepares a variety of written correspondence, reports, policies, procedures, requests for proposals, agreements, and other written materials; prepares and presents oral and written project status reports to City Council and other City boards and commissions.

Maintains a variety of working and official files.

Attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of construction management and other types of public services as they relate to the area of assignment.

OTHER JOB RELATED DUTIES

Performs related duties and responsibilities as assigned.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of:

Principles of providing functional direction and training.

Applicable federal, state, and local laws, codes, and ordinances relevant to area(s) of responsibility.

Basic technical principles and practices of engineering design, specification, and cost estimate preparation.

Materials, methods, principles, and practices used in construction and maintenance, including grading, landscaping, traffic control, and public safety.

Principles, practices, methods, materials, equipment and safety requirements of construction management and inspection.

Principles and practices of contract administration and evaluation; project cost accounting and cost tracking.

Project scheduling techniques and an understanding of project critical path.

Drafting, surveying, and engineering practices and terminology.

Recent and on-going developments, current literature, and sources of information related to the operations of construction management.

Methods and techniques of effective technical report preparation and presentation.

Principles and procedures of record keeping.

Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.

Modern equipment and communication tools used for business functions and program, project, and task coordination.

Computers and software programs (e.g., Microsoft software packages) to conduct, compile, and/or generate documentation.

Ability to:

Plan, organize, and coordinate the work of contractors, consultants, and administrative support staff.

Effectively provide staff leadership and work direction.

Read, interpret, and apply a wide variety of technical information from manuals, drawings, specifications, layouts, blueprints, and schematics.

Understand, and interpret planning and engineering construction plans, specifications, and other contract documents.

Analyze planning and engineering specifications to ensure compliance with City standards and governmental requirements.

Manage construction and maintenance projects, analyze problems, evaluate alternatives, make sound recommendations, and prepare effective reports.

Detect and locate faulty materials and workmanship and determine the stage of construction during which defects are most easily found and remedied.

Review and analyze construction plans, specifications, maps, and blueprints for conformance with City standards and policies.

Review and authorize change orders within specific procedural guidelines.

Review and ensure compliance with contracts for professional services and construction in a public agency setting.

Prepare clear and concise reports, correspondence, policies, procedures, and other written materials; effectively present information and respond to questions.

Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.

Effectively represent the department and the City in meetings with individuals; governmental agencies; community groups; various business, professional, and regulatory organizations.

Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.

Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.

Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.

Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.

Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

MINIMUM QUALIFICATIONS

Education and Experience:

Any combination of training, education and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be:

Equivalent to a bachelor's degree in civil engineering, construction management, or a related field and seven (7) years of increasingly responsible experience in construction management with demonstrated experience in project management of public projects.

Licenses and Certifications:

Possession of, or the ability to obtain, a valid Class C California driver's license upon appointment.

Possession of ICC, OSHA, Project Management Institute, or Construction Management Certificate(s) are desirable.

PHYSICAL DEMANDS

When working within an office environment, must possess mobility to work in a standard office setting and use standard office equipment, including a computer; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone; ability to stand and walk between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information.

When working in the field environment, must possess mobility to work in changing site conditions; possess the strength, stamina, and mobility to perform light to medium physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; to reach, twist, turn, kneel, and bend, to climb and descend ladders; and to operate a motor vehicle and visit various sites; vision to inspect site conditions and work in progress. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, with exposure to hazardous materials in some site locations. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds, or heavier weights with the use of proper equipment and assistance from other staff.

ENVIRONMENTAL CONDITIONS

Employees work primarily in an office environment with moderate noise levels and controlled temperature conditions, and periodically work in a field environment where they are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives and contractors in interpreting and enforcing departmental policies and procedures.

Effective Date:

Exhibit D

SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES
FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS
APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

Recommended Title			Pay		100			
Bi-weekly 5947.22 3994.58 31.044.31 \$1.086.53 \$1.154.00	Range #	Recommended Title		Step A	Step B	Step C	Step D	Step E
Monthly \$2,052 \$2,155 \$2,283 \$2,376 \$24,470 \$20,521 \$22,715 \$21,520,705 \$20,935 \$20,	15	-	Hourly	\$11.8402	\$12.4323	\$13.0539	\$13.7066	\$14.3919
Annual \$24,627.64 \$25,859.12 \$27,152.01 \$22,509.70 \$20,935.			Bi-weekly	\$947.22	\$994.58	\$1,044.31	\$1,096.53	\$1,151.36
Annual \$24,627.64 \$25,859.12 \$27,152.01 \$28,509.70 \$29,935.			Monthly	\$2,052	\$2,155	\$2,263	\$2,376	\$2,495
Bi-weekly \$970.90 \$1,070.42 \$1,120.94 \$1,120.94 \$1,120.94 \$1,120.94 \$1,120.94 \$2,209 \$2,319 \$2,245 \$2,25 \$2,			Annual	\$24,627.64	\$25,859.12	\$27,152.01	\$28,509.70	\$29,935.23
Bi-weekly \$970.90 \$1,079.45 \$1,070.42 \$1,123.94 \$1,180 Monthly \$2,204 \$2,209 \$2,319 \$2,245 \$2,25 \$2,	16	Intern I (High School)	Hourly	\$12,1362	\$12.7431	\$13.3802	\$14.0493	\$14.7517
Monthly \$2,104 \$2,209 \$2,319 \$2,435 \$2,545 \$2,545 \$3,000			Bi-weekly	\$970.90	\$1,019.45	\$1,070.42		\$1,180.14
Hourly \$12,398 \$13,0617 \$13,7471 \$14,4004 \$15,120 \$1				\$2,104			1	\$2,557
Bi-weekly \$995.17 \$1,044.93 \$1,097.18 \$1,152.03 \$1,209 Monthly \$2,156 \$2,264 \$2,377 \$2,496 \$2,26 Annual \$25,874.98 \$27,186.30 \$26,526.66 \$29,952.87 \$31,450 Bi-weekly \$1,020.05 \$1,071.06 \$11,24.61 \$1,160.64 \$1,239 Monthly \$2,210 \$2,321 \$2,437 \$2,2437 \$2,558 \$2,26 Annual \$26,521.34 \$27,947.40 \$29,239.77 \$30,701.94 \$32,237 Bi-weekly \$1,045.55 \$1,097.83 \$11,527 \$30,701.94 \$32,237 Bi-weekly \$1,045.55 \$1,097.83 \$11,527 \$1,120.36 \$11,226.74 Annual \$22,10 \$2,321 \$2,437 \$2,558 \$2,68 Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042 Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042 Bi-weekly \$1,045.55 \$1,097.83 \$1,152.73 \$1,120.36 \$11,220 Hourly \$13,3962 \$14,0959 \$14,7892 \$15,5077 \$16,283 Bi-weekly \$1,047.70 \$1,125.27 \$1,181.54 \$1,240.62 \$1,302 Bi-weekly \$1,071.70 \$1,125.27 \$1,181.54 \$1,240.62 \$1,302 Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868 21		a viatics	Annual	\$25,243.38				\$30,683.62
Bi-weekly \$995.17 \$1,044.93 \$1,097.16 \$1,152.03 \$1,209 \$2,156 \$2,264 \$2,377 \$2,498 \$2,26 \$2,264 \$2,377 \$2,498 \$2,26 \$2,264 \$2,377 \$32,498 \$32,684 \$32,874.93 \$27,168.93 \$22,686 \$29,952.87 \$31,450 \$	17		Hourly	\$12,4396	\$13.0617	\$13,7147	\$14,4004	\$15.1205
Monthly \$2,156 \$2,284 \$2,377 \$2,496 \$2.6 Annual \$25,674,39 \$27,168.30 \$25,526.86 \$29,952.87 \$31,450 Hourly \$12,750 \$13,3862 \$14,0576 \$11,746.61 \$1,169.44 \$1,220 Monthly \$2,210 \$2,321 \$2,437 \$2,558 \$32,6 Annual \$26,521.34 \$27,847.48 \$29,239.77 \$30,701.94 \$32,237 Hourly \$13,0693 \$13,7229 \$14,4091 \$15,596 \$15,886 Bi-weekly \$1,045.55 \$1,097.63 \$1,152.73 \$1,210.36 \$12,703 Monthly \$2,265 \$2,379 \$2,498 \$2,622 \$2,7 Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042 Annual \$27,846.10 \$29,257.07 \$30,719.92 \$15,5077 \$16,253 Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868 21	i		-					\$1,209.64
Hourly \$12,874,39 \$27,168.30 \$28,526.66 \$29,952.87 \$31,450								\$2,621
Bi-weekly \$1,020.05 \$1,071.06 \$1,124.61 \$1,180.84 \$1,239 Monthly \$2,210 \$2,321 \$2,437 \$2,556 \$2,6 Annual \$26,521.34 \$27,847.48 \$29,239.77 \$30,701.94 \$32,231 \$2,437 \$2,556 \$2,6 Annual \$26,521.34 \$27,847.48 \$29,239.77 \$30,701.94 \$32,237 \$32,637 \$30,701.94 \$32,237 \$32,637 \$31,4091 \$15,1295 \$15,866 \$10,997.83 \$1,152.73 \$1,210.36 \$1,270 Monthly \$2,265 \$2,379 \$2,498 \$2,622 \$2,77 Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$34,0659 \$34,7692 \$35,007 \$35,306 \$33,068 \$34,000							i ÷	\$31,450,67
Bi-weekly \$1,020.05 \$1,071.06 \$1,124.61 \$1,180.84 \$1,239 Monthly \$2,210 \$2,321 \$2,437 \$2,556 \$2,6 Annual \$26,521.34 \$27,847.48 \$29,239.77 \$30,701.94 \$32,231 \$2,437 \$2,556 \$2,6 Annual \$26,521.34 \$27,847.48 \$29,239.77 \$30,701.94 \$32,237 \$32,637 \$30,701.94 \$32,237 \$32,637 \$31,4091 \$15,1295 \$15,866 \$10,997.83 \$1,152.73 \$1,210.36 \$1,270 Monthly \$2,265 \$2,379 \$2,498 \$2,622 \$2,77 Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$33,042 \$34,0659 \$34,7692 \$35,007 \$35,306 \$33,068 \$34,000	18		Houdy	\$12.7506	612 2002	\$14 057¢	#14 760E	£45.400¢
Monthly \$2,210 \$2,321 \$2,37 \$2,558 \$2,6 Annual \$26,521 34 \$327,847.48 \$29,239.77 \$30,701.94 \$32,237 \$2,347.48 \$29,239.77 \$30,701.94 \$32,237 \$32,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$32,237 \$33,701.94 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,270 \$31,469,33 \$33,042 \$33,0	'"							
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Hourly \$13.0693 \$13.7229 \$14.4091 \$15.1295 \$15.806							Ť i	
Bi-weekly \$1,045.55 \$1,097.83 \$1,152.73 \$1,210.36 \$1,270.			Annuai	\$20,321,34	φ21,041.40 <u>]</u>	\$29,239.11	330,701.94	\$32,237.00
Monthly \$2,265 \$2,379 \$2,498 \$2,622 \$2,7	19		Hourly	\$13.0693	\$13,7229	\$14.4091	\$15.1295	\$15.8860
Annual \$27,184.24 \$28,543.62 \$29,970.86 \$31,469.33 \$33,042			Bi-weekly	\$1,045.55	\$1,097.83	\$1,152.73	\$1,210.36	\$1,270.88
Hourly \$13.3962 \$14.7692 \$15.5077 \$16.283 Bi-weekly \$1.071.70 \$1,125.27 \$1,181.54 \$1,240.62 \$1,302 Monthly \$2,322 \$2,438 \$2,560 \$2,688 \$2,8 Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868 21	l l		Monthly	\$2,265	\$2,379	\$2,498	\$2,622	\$2,754
Bi-weekly \$1,071.70 \$1,125.27 \$1,181.54 \$1,240.62 \$1,302 Monthly \$2,322 \$2,438 \$2,560 \$2,688 \$2,8 Annual \$27,884.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868 21			Annual	\$27,184.24	\$28,543.62	\$29,970.86	\$31,469.33	\$33,042.78
Bi-weekly \$1,071.70 \$1,125.27 \$1,181.54 \$1,240.62 \$1,302 Monthly \$2,322 \$2,438 \$2,560 \$2,688 \$2,8 Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868 21	20		Hourly	\$13,3962	\$14.0659	\$14,7692	\$15.5077	\$16.2831
Monthly \$2,322 \$2,438 \$2,560 \$2,688 \$2,6 Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,868.								
Annual \$27,864.10 \$29,257.07 \$30,719.92 \$32,256.05 \$33,668 21								\$2,822
Bi-weekly \$1,098.48 \$1,153.40 \$1,211.08 \$1,271.63 \$1,335 Monthly \$2,380 \$2,499 \$2,624 \$2,755 \$2,8 Annual \$28,560.59 \$29,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,624 \$2,755 \$2,8 \$2,624 \$2,755 \$2,8 \$2,625 \$2,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,625 \$2,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,625 \$2,690 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,753 \$33,888.87 \$35,583 \$36,472 \$30,738.24 \$32,275.39 \$33,888.87 \$35,583 \$36,472 \$36,4								\$33,868.86
Bi-weekly \$1,098.48 \$1,153.40 \$1,211.08 \$1,271.63 \$1,335 Monthly \$2,380 \$2,499 \$2,624 \$2,755 \$2,8 Annual \$28,560.59 \$29,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,624 \$2,755 \$2,8 \$2,624 \$2,755 \$2,8 \$2,625 \$2,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,625 \$2,988.50 \$31,487.99 \$33,062.46 \$34,715 \$2,625 \$2,690 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,824 \$2,96 \$2,753 \$33,888.87 \$35,583 \$36,472 \$30,738.24 \$32,275.39 \$33,888.87 \$35,583 \$36,472 \$36,4	21		Houdy	£13 7311	\$14.4175	¢15 1305	\$15,9054	\$16 6003
Monthly \$2,380 \$2,499 \$2,624 \$2,755 \$2,8 Annual \$28,560.59 \$29,988.50 \$31,487.99 \$33,062.46 \$34,715	- ' '							
Annual \$28,560.59 \$29,988.50 \$31,487.99 \$33,062.46 \$34,715								
Hourly \$14.0744 \$14.7780 \$15.5170 \$16.2927 \$17.107	_							\$34,715.63
Bi-weekly \$1,125.95 \$1,182.24 \$1,241.36 \$1,303.42 \$1,368 Monthly \$2,440 \$2,562 \$2,690 \$2,824 \$2,9 Annual \$29,274.71 \$30,738.24 \$32,275.39 \$33,888.87 \$35,583.	22		Ittat.	244.0244	44. ==44	-		
Monthly \$2,440 \$2,562 \$2,690 \$2,824 \$2,9	22							
Annual \$29,274.71 \$30,738.24 \$32,275.39 \$33,888.87 \$35,583. Hourly								
Hourly \$14.4262 \$15.1476 \$15.9049 \$16.7002 \$17.535								\$35,583.44
Bi-weekly \$1,154.10 \$1,211.81 \$1,272.39 \$1,336.01 \$1,402 Monthly \$2,501 \$2,626 \$2,757 \$2,895 \$3,0 Annual \$30,006.48 \$31,506.99 \$33,082.13 \$34,736.32 \$36,472 Program Aide			1					
Monthly \$2,501 \$2,626 \$2,757 \$2,895 \$3,0 Annual \$30,006.48 \$31,506.99 \$33,082.13 \$34,736.32 \$36,472 Program Aide	23							\$17.5351
Annual \$30,006.48 \$31,506.99 \$33,082.13 \$34,736.32 \$36,472 24 Program Aide Recreation Leader-I Intern II (Bachelor's) Hourly \$14.7868 \$15.5261 \$16.3025 \$17.1177 \$17.973 Bi-weekly \$1,182.94 \$1,242.09 \$1,304.20 \$1,369.42 \$1,437. Monthly \$2,563 \$2,691 \$2,826 \$2,967 \$3,1 Annual \$30,756.56 \$32,294.39 \$33,909.23 \$35,604.81 \$37,384. 25 Hourly \$15.1568 \$15.9143 \$16.7101 \$17,5455 \$18.422	ŀ							\$1,402.81
24 Program Aide Hourly \$14.7868 \$15.5261 \$16.3025 \$17.1177 \$17.973 Recreation Leader-Intern II (Bachelor's) Bi-weekly \$1,182.94 \$1,242.09 \$1,304.20 \$1,369.42 \$1,437 Monthly \$2,563 \$2,691 \$2,826 \$2,967 \$3,1 Annual \$30,756.56 \$32,294.39 \$33,909.23 \$35,604.81 \$37,384 25 Hourly \$15.1568 \$15.9143 \$16.7101 \$17,5455 \$18.422	ŀ							\$3,039
Bi-weekly \$1,182.94 \$1,242.09 \$1,304.20 \$1,369.42 \$1,437.			Annual	\$30,006.48	\$31,506.99	\$33,082.13	\$34,736.32	\$36,472.95
Intern II (Bachelor's) Monthly \$2,563 \$2,691 \$2,826 \$2,967 \$3,1 Annual \$30,756.56 \$32,294.39 \$33,909.23 \$35,604.81 \$37,384. Hourly \$15.1566 \$15.9143 \$16.7101 \$17,5455 \$18.422	24	Program Aide	Hourly	\$14.7868	\$15.5261	\$16,3025	\$17.1177	\$17.9735
Annual \$30,756.56 \$32,294.39 \$33,909.23 \$35,604.81 \$37,384. 25 Hourly \$15.1566 \$15.9143 \$16.7101 \$17,5455 \$18.422					\$1,242.09	\$1,304.20	\$1,369,42	\$1,437.88
25 Hourly \$15.1568 \$15.9143 \$16.7101 \$17.5455 \$18.422		Intern II (Bachelor's)						\$3,115
		<u></u>	Annual	\$30,756.56	\$32,294.39	\$33,909,23	\$35,604.81	\$37,384.86
	25		Hourly	\$15.1566	\$15.9143	\$16.7101	\$17.5455	\$18.4228
- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1								\$1,473.83
Monthly \$2,627 \$2,758 \$2,896 \$3,041 \$3,1								
Annual \$31,525.65 \$33,101.81 \$34,757.02 \$36,494.67 \$38,319.			Monthly	\$2,627	\$2,/581	\$2,896	I \$3,041I	\$3.193

SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

	The state of the s	Pay					
Range #	Recommended Title	Period	Step A	Step B	Step C	Step D	Step E
26	Recreation Leader I	Hourly	\$15.5354	\$16.3121	\$17.1278	\$17,9843	\$18.8834
		Bi-weekly	\$1,242.84	\$1,304.97	\$1,370.22	\$1,438.74	\$1,510.67
		Monthly	\$2,693	\$2,827	\$2,969	\$3,117	\$3,273
		Annual	\$32,313.73	\$33,929.24	\$35,625.84	\$37,407.25	\$39,277.55
27		Hourly	\$15.9238	\$16,7201	\$17.5560	\$18.4338	\$19,3555
		Bi-weekly	\$1,273.90	\$1,337,60	\$1,404.48	\$1,474.70	\$1,548.44
		Monthly	\$2,760	\$2,898	\$3,043	\$3,195	\$3,355
		Annual	\$33,121.49	\$34,777,71	\$36,516,38	\$38,342.23	\$40,259.34
28	Recreation Leader II	Hourly	\$16.3219	\$17,1381	\$17.9949	\$18.8947	\$19.8394
	Intern III (Master's)	Bi-weekly	\$1,305.75	\$1,371.05	\$1,439.59	\$1,511.58	\$1,587.15
	Park Ambassador	Monthly	\$2,829	\$2,971	\$3,119	\$3,275	\$3,439
		Annual	\$33,949.60	\$35,647,22	\$37,429,30	\$39,300.96	\$41,265.90
29		House	846 7300	047.5004	640 4440	\$40.0070 I	800 0054
29		Hourly	\$16.7300	\$17.5664	\$18.4449	\$19,3670	\$20,3354
		Bi-weekly	\$1,338.40	\$1,405,31	\$1,475,59	\$1,549.36	\$1,626.83
		Monthly Annual	\$2,900 \$34,798.41	\$3,045 \$36,538.09	\$3,197 \$38,365.30	\$3,357	\$3,525
		JAHIIUAI J	\$34,790.41	\$30,336.09	\$30,300 <u>.3</u> 0	\$40,283.43	\$42,297,57
30	Recreation Leader II	Hourly	\$17.1482	\$18.0056	\$18.9059	\$19.8513	\$20.8438
		Bi-weekly	\$1,371.86	\$1,440.45	\$1,512.48	\$1,588.10	\$1,667.50
		Monthly	\$2,972	\$3,121	\$3,277	\$3,441	\$3,613
		Annual	\$35,668.25	\$37,451.70	\$39,324.36	\$41,290.67	\$43,355.01
31		Hourly	\$17.5770	\$18.4558	\$19.3786	\$20.3474	\$21.3649
		Bi-weekly	\$1,406.16	\$1,476.46	\$1,550.29	\$1,627.80	\$1,709.19
		Monthly	\$3,047	\$3,199	\$3,359	\$3,527	\$3,703
		Annual	\$36,560.14	\$38,388,03	\$40,307.52	\$42,322.67	\$44,438.92
32		Hourty	\$18.0164	\$18.9172	\$19.8630	\$20.8562	\$21.8990
		Bi-weekly	\$1,441.31	\$1,513.38	\$1,589.04	\$1,668.49	\$1,751.92
		Monthly	\$3,123	\$3,279	\$3,443	\$3,615	\$3,796
		Annual	\$37,474.09	\$39,347.77	\$41,315.09	\$43,380.80	\$45,549.97
33		Hourly	\$18.4667	\$19.3900	\$20.3597	\$21.3776	\$22.4464
-		Bi-weekly	\$1,477.34	\$1,551.20	\$1,628.77	\$1,710.21	\$1,795.71
		Monthly	\$3,201	\$3,361	\$3,529	\$3,705	\$3,891
		Annual	\$38,410.76	\$40,331.26	\$42,348.12	\$44,465.39	\$46,688.50
34	Custodian	Hourly	\$18.9285	\$19.8748	\$20.8685	\$21.9121	\$23.0076
0-7	outoutan	Bi-weekly	\$1,514.28	\$1,589.98	\$1,669.48	\$1,752.97	\$1,840.61
		Monthly	\$3,281	\$3,445	\$3,617	\$3,798	\$3,988
	<u></u>	Annual	\$39,371.18	\$41,339.52	\$43,406.58	\$45,577.11	\$47,855.87
05		Itteriation I					
35		Hourly	\$19.4016	\$20.3717	\$21.3903	\$22.4598	\$23.5829
		Bi-weekly	\$1,552.13	\$1,629.74	\$1,711.22		\$1,886.63
		Monthly Annual	\$3,363 \$40,355.35	\$3,531 \$42,373.22	\$3,708 \$44,491.85	\$3,893 \$46,716.32	\$4,088 \$49,052.41
36		Hourly	\$19,8867	\$20.8809	\$21.9251	\$23.0213	\$24.1723
		Bi-weekly	\$1,590.93	\$1,670.48	\$1,754.01	\$1,841.71	\$1,933.79
		Monthly	\$3,447	\$3,619	\$3,800	\$3,990	\$4,190
		Annual	\$41,364.29	\$43,432,36	\$45,604.25	\$47,884.36	\$50,278.46

SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES
FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS
APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

		Pay				9	
Range #	Recommended Title	Period	Step A	Step B	Step C	Step D	Step E
37		Hourly	\$20.3838	\$21,4030	\$22.4731	\$23.5969	\$24,7766
		Bi-weekly	\$1,630.70	\$1,712.24	\$1,797.85	\$1,887.75	\$1,982.13
		Monthly	\$3,533	\$3,710	\$3,895	\$4,090	\$4,29
		Annual	\$42,398.32	\$44,518.31	\$46,744.14	\$49,081.58	\$51,535,39
38		Hourly	\$20.8935	\$21.9382	\$23.0350	\$24.1867	\$25.3961
		Bi-weekly	\$1,671.48	\$1,755,05	\$1,842.80	\$1,934.94	\$2,031.6
		Monthly	\$3,622	\$3,803	\$3,993	\$4,192	\$4,40
		Annual	\$43,458.49	\$45,631.39	\$47,912.86	\$50,308.32	\$52,823.8
39		Hourly	\$21.4158	\$22,4865	\$23.6109	\$24.7915	\$26.0310
00		Bi-weekly	\$1,713.26	\$1,798.92	\$1,888.88	\$1,983.32	\$2,082.4
		Monthly	\$3,712	\$3,898	\$4,093	\$4,297	\$4,51
		Annual	\$44,544.77	\$46,771.96	\$49,110.76	\$51,566.26	\$54,144.5
		- Printed	477,077.17	\$10,77 F.00	470,110.10	451,000 201	404,144.0
40	Administrative Clerk	Hourly	\$21.9512	\$23.0487	\$24.2012	\$25.4113	\$26.6818
	Help Desk Assistant	Bi-weekly	\$1,756.10	\$1,843.90	\$1,936.10	\$2,032.90	\$2,134.5
	Maintenance Worker I	Monthly	\$3,805	\$3,995	\$4,195	\$4,405	\$4,62
	Public Information Assistant	Annual	\$45,658.53	\$47,941.36	\$50,338.51	\$52,855.42	\$55,498.1
41	Accounting Assistant	Hourly	\$22,4999	\$23.6250	\$24.8062	\$26.0465	\$27.3487
		Bi-weekly	\$1,799.99	\$1,890.00	\$1,984.49	\$2,083.72	\$2,187.9
		Monthly	\$3,900	\$4,095	\$4,300	\$4,515	\$4,74
		Annual	\$46,799.78	\$49,139.93	\$51,596.80	\$54,176.81	\$56,885.3
42	Animal Control Officer 1	Houdy	\$23.0624	\$24,2156	\$25.4264	\$26.6976	#20 020E
42	Community Development Technician I	Hourly Bi-weekly	\$1,844.99	\$1,937.24	\$2,034.11	\$2,135.81	\$28.0325
	Water Maintenance Worker I	Monthly	\$3,997	\$4,197			\$2,242.6
	VVater tylainteriainos VVolker I	Annual	\$47,969.86	\$50,368,37	\$4,407 \$52,886.97	\$4,628 \$55,531.10	\$4,85 \$58,307.5
43	Accounting Specialist I	Hourly	\$23.6390	\$24.8210	\$26,0620	\$27.3651	\$28,7333
		Bi-weekly	\$1,891.12	\$1,985.68	\$2,084.96	\$2,189.20	\$2,298.6
		Monthly	\$4,097	\$4,302	\$4,517	\$4,743	\$4,98
		Annual	\$49,169.11	\$51,627.67	\$54,209.03	\$56,919.32	\$59,765.3
44	Administrative Technician I	Hourly	\$24.2299	\$25.4414	\$26.7136	\$28.0493	\$29.4516
	Development Services Assistant I	Bi-weekly	\$1,938.39	\$2,035.31	\$2,137.09	\$2,243.94	\$2,356.1
	Maintenance Worker II	Monthly	\$4,200	\$4,410	\$4,630	\$4,862	\$5,10
	Program Assistant	Annual	\$50,398.22	\$52,918.18	\$55,564.35	\$58,342.48	\$61,259.3
45	5	Hourly	\$24.8357	\$26.0775	\$27.3814	\$28.7504	\$30,1880
		Bi-weekly	\$1,986.85	\$2,086.20	\$2,190.51	\$2,300.04	\$2,415.0
		Monthly	\$4,305	\$4,520	\$4,746	\$4,983	\$5,23
		Annual	\$51,658.20	\$54,241.26	\$56,953.24	\$59,800.92	\$62,791.0
46	Animal Control Officer II	Hourly	\$25,4566	\$26,7294	\$28.0659	\$29.4692	\$30.9427
10	Community Development Technician II	Bi-weekly	\$2,036.53	\$2,138.36	\$2,245.27	\$2,357.54	\$2,475.4
	Water Maintenance Worker II	Monthly	\$4,412	\$4,633	\$4,865		\$5.36
		Annual	\$52,949.73	\$55,597.25	\$58,377.08		\$64,360.8
47	Accounting Specialist II	Hourly	\$26.0930	\$27,3977	\$28,7676	\$30.2060	\$31.7163
	Business License Specialist	Bi-weekly	\$2,087.44	\$2,191.81	\$2,301.41	\$2,416.48	\$2,537.3
		Monthly	\$4,523	\$4,749	\$4,986		\$5,49
		Annual	\$54,273.49	\$56,987.17	\$59,836.54	\$62,828.40	\$65,969.8

SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

8 11		Pay			No.		
Range #	Recommended Title	Period	Step A	Step B	Step C	Step D	Step E
48	Administrative Technician II	Hourly	\$26,7454	\$28,0827	\$20.40e0	820.0044	400.5004
. 40	Building Technician I	Bi-weekly	\$2,139.63	\$2,246.62	\$29,4868 \$2,358.95	\$30,9611	\$32,5091
						\$2,476.89	\$2,600.73
	Development Services Assistant II	Monthly	\$4,636	\$4,868	\$5,111	\$5,367	\$5,635
	Maintenance Worker III	Annual	\$55,630.50	\$58,412,02	\$61,332.64	\$64,399,14	\$67,618,98
49	·	Hourly	\$27.4140	\$28,7847	\$30 2239	\$31.7352	\$33.3219
		Bi-weekly	\$2,193.12	\$2,302.78	\$2,417.91	\$2,538.82	
		Monthly	\$4,752				\$2,665,75
		Annual	\$57,021.09	\$4,989	\$5,239	\$5,501	\$5,776
		Millual	\$57,021.09	\$59,872,16	\$62,865.72	\$66,009.23	\$69,309.47
50	Animal Control Officer III	Hourly	\$28.0993	\$29.5043	\$30.9796	\$32.5285	\$34,1550
	Community Development Technician III	Bi-weekly	\$2,247.95	\$2,360.34	\$2,478.36	\$2,602.28	\$2,732.40
	Health Educator	Monthly	\$4,871	\$5,114	\$5,370	\$5,638	\$5,920
	Human Resources Technician I	Annual	\$58,446.63	\$61,368.94	\$64,437.47	\$67,659.35	\$71,042.37
	Recreation Coordinator						## N/O 112.01
	Senior Center Coordinator						
	Water Maintenance Worker III						
			•				
51	Accounting Specialist III	Hourly	\$28.8018	\$30.2418	\$31.7540	\$33,3418	\$35,0088
	Assessment District Specialist	Bi-weekly	\$2,304.15	\$2,419.35	\$2,540.32	\$2,667.34	\$2,800.71
		Monthly	\$4,992	\$5,242	\$5,504	\$5,779	\$6,068
		Annual	\$59,907.78	\$62,903.04	\$66,048.24	\$69,350.86	\$72,818.35
52	Administrative Technician III	Hourly	\$29.5219	\$30.9980	\$32.5479	\$34.1752	\$35.8840
-	Building Technician II	Bi-weekly	\$2,361.75	\$2,479.84	\$2,603.84	\$2,734.02	\$2,870.72
i	Code Compliance Officer I	Monthly	\$5,117	\$5,373	\$5,642	\$5,924	\$6,220
	Development Services Assistant III	Annual	\$61,405.58	\$64,475.81	\$67,699,72	\$71,084.43	\$74,638.77
	Facilities Maintenance Specialist		-				
	Landscape Maintenance District Inspector						-
	Mechanic						
	Program Coordinator						
53	· · · · · · · · · · · · · · · · · · ·	Hourly	\$30.2599	\$31.7729	\$33.3615	\$35.0297	800 7044
33		Bi-weekly	\$2,420.80	\$2,541.83	\$2,668.92	\$2,802.38	\$36.7811 \$2,942.49
		Monthly	\$5,245	\$5,507	\$5,783	\$6,072	\$6,375
		Annual	\$62,940.70	\$66,087.59	\$69,391.91	\$72,861.77	\$76,504.66
54	Human Resources Technician II	Hourly	\$31.0164	\$32.5672	\$34.1956	\$35.9054	\$37,7007
	Lead Water Maintenance Worker	Bi-weekly	\$2,481.31	\$2,605.38	\$2,735.65	\$2,872.43	\$3,016.05
	Senior Animal Control Officer	Monthly	\$5,376	\$5,645	\$5,927	\$6,224	\$6,535
		Annual	\$64,514.14	\$67,739.75	\$71,126.84	\$74,683.22	\$78,417.36
55	Management Assistant	Hourly	\$31.7918	\$33.3814	\$35.0506	\$36.8031	\$38.6432
	Senior Accounting Specialist	Bi-weekly	\$2,543.34	\$2,670.51	\$2,804.05	\$2,944.25	\$3,091.46
	Special Districts Inspector	Monthly	\$5,511	\$5,786	\$6,075	\$6,379	\$6,698
	Special Brasiles inopositor	Annual	\$66,126.95	\$69,433.30	\$72,905.20	\$76,550.46	\$80,377.90
		p. 41119001		+00,400,00	4, 2,000.20	47.000,030	900,011,00
56	Building Technician III	Hourly	\$32.5866	\$34.2160	\$35.9268	\$37.7232	\$39.6093
	Code Compliance Officer II	Bi-weekly	\$2,606.93	\$2,737.28	\$2,874.14	\$3,017.85	\$3,168.74
	Facilities Coordinator	Monthly	\$5,648	\$5,931	\$6,227	\$6,539	\$6,866
	Parks Coordinator	Annual	\$67,780.12	\$71,169.25	\$74,727.66	\$78,464.18	\$82,387.28
	Senior Administrative Assistant]					
	Senior Mechanic						
	Senior Recreation Coordinator		·				

SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

		Pay	TATE			1922 —	
ange #	Recommended Title	Period	Step A	Step B	Step C	Step D	Step E
57		Hourly	\$33.4013	\$35,0713	\$36.8250	\$38.6662	\$40.599
		Bi-weekly	\$2,672.10	\$2,805.70	\$2,946.00	\$3,093,30	\$3,247.9
		Monthly	\$5,790	\$6,079	\$6,383	\$6,702	\$7,0
		Annual	\$69,474.68	\$72,948.28	\$76,595.92	\$80,425.73	\$84,446.
58	Accountant I	Hourly	\$34.2364	\$35,9481	\$37.7455	\$39.6328	\$41.614
	Audiovisiual Specialist	Bi-weekly	\$2,738.91	\$2,875.85	\$3,019.64	\$3,170.62	\$3,329
	Combination Inspector I	Monthly	\$5.934	\$6,231	\$6,543	\$6,870	\$7,2
	Human Resources Technician III	Annual	\$71,211.65	\$74,772.10	\$78,510.65	\$82,436.14	\$86,558.
	Information Technology Support Technician				4.0,0.000		****
	NPDES Coordinator						
50	Parks Crew Leader	It to color	#05 0000 T	#20 0400 I		*** ***	*10.05
59		Hourly	\$35.0922	\$36.8468	\$38.6892	\$40.6236	\$42.654
	Public Works Crew Leader	Bi-weekly	\$2,807.37	\$2,947.75	\$3,095.14	\$3,249.89	\$3,412
		Monthly	\$6,083	\$6,387	\$6,706	\$7,041	\$7,3
	<u></u>	Annual	\$72,991.71	\$76,641.38	\$80,473.56	\$84,497.09	\$88,722.
60	Code Compliance Officer III	Hourly	\$35,9695	\$37,7680	\$39.6564	\$41.6392	\$43.721
	Fire Prevention Inspector	Bi-weekly	\$2,877.56	\$3,021.44	\$3,172.51	\$3,331.14	\$3,497
	GIS Analyst	Monthly	\$6,235	\$6,546	\$6,874	\$7,217	\$7.5
		Annual	\$74,816.54	\$78,557.47	\$82,485.33	\$86,609.61	\$90,940
				022			
61	Assistant Planner	Hourly	\$36.8688	\$38,7122	\$40.6479	\$42,6802	\$44.81
	Project Coordinator	Bi-weekly	\$2,949.51	\$3,096.98	\$3,251,83	\$3,414,41	\$3,585
		Monthly	\$6,391 \$76,687,18	\$6,710 \$80,521.40	\$7,046 \$84,547,64	\$7,398 \$88,774,71	\$7,7 \$93,213
		Annual	970,007.101	\$60,521,40	\$04,547.04]	\$00,714.71	\$93,213
62	Accountant II	Hourly	\$37.7905	\$39,6801	\$41.6640	\$43,7472	\$45.93
	Combination Inspector II	Bi-weekly	\$3,023.24	\$3,174.40	\$3,333.12	\$3,499.77	\$3,674
	Deputy City Clerk	Monthly	\$6,550	\$6,878	\$7,222	\$7,583	\$7,9
	Human Resources Analyst	Annual	\$78,604.29	\$82,534,52	\$86,661.18	\$90,994.10	\$95,543
	Management Analyst						
	Special Districts Coordinator						
	Legislative Analyst						
63	Assistant City Clerk	Hourly	\$38.7352	\$40.6720	\$42.7056	\$44,8409	\$47.08
	Construction Manager	Bi-weekly	\$3,098.82	\$3,253.76	\$3,416.45	\$3,587.27	\$3,766
	Executive Assistant	Monthly	\$6,714	\$7,050	\$7,402	\$7,772	\$8,1
		Annual	\$80,569.23	\$84,597.85	\$88,827,64	\$93,269.12	\$97,932
	·-	4					
64		Hourly	\$39.7037	\$41.6888	\$43,7733	\$45,9619	\$48.26
		Bi-weekly	\$3,176.30	\$3,335,11	\$3,501.86	\$3,676.95	\$3,860
		Monthly	\$6,882	\$7,226	\$7,587	\$7,967	\$8,3
		Annual	\$82,583.71	\$86,712.74	\$91,048.38	\$95,600.80	\$100,380
65	Associate Planner	Hourly	\$40.6962	\$42.7310	\$44.8677	\$47,1110	\$49.46
- •	Plans Examiner	Bi-weekly	\$3,255.69	\$3,418.48	\$3,589.41	\$3,768.88	\$3,957
	Project Manager	Monthly	\$7,054	\$7,407	\$7,777	\$8,166	\$8,5
	Public Information Officer	Annual	\$84,648.06	\$88,880,56	\$93,324,76	\$97,990,83	\$102,890

CITY OF PERRIS SALARY RANGE PLACEMENT SCHEDULE (NON MANAGEMENT ONLY)

Annual Adjustment (MOU INCREASE)

4.50%

APPROXIMATELY 2.5% BETWEEN RANGES FIVE STEPS; APPROXIMATELY 5% BETWEEN STEPS APPROXIMATELY 20% BETWEEN SALARY MINIMUM AND MAXIMUM

STARTING FIRST FULL PAY PERIOD AFTER JULY 1, 2021

Range #	Recommended Title	Pay Period	Step A	Step B	Step C	Step D	Step E
	IO	II I a sales I	244 7400 1	A 40 700 - 1	4.5 4.5.1		
66	Combination Inspector III	Hourly	\$41.7136	\$43.7994	\$45.9893	\$48.2887	\$50,7031
		Bi-weekly	\$3,337.09	\$3,503.95	\$3,679,15	\$3,863.10	\$4,056.25
		Monthly	\$7,230	\$7,592	\$7,971	\$8,370	\$8,789
		Annual	\$86,764.31	\$91,102.66	\$95,657,79	\$100,440,56	\$105,462,51
67		Hourly	\$42,7565	\$44.8943	\$47.1390	\$49,4960	\$51,9708
0.		Bi-weekly	\$3,420.52	\$3,591.54	\$3,771.12	\$3,959.68	\$4,157.66
		Monthly	\$7,411	\$7,782	\$8,171	\$8,579	\$9,008
		Annual	\$88,933.48	\$93,380.06	\$98,049.18	\$102,951.71	\$108,099.17
68		Hourly	\$43.8255	\$46,0167	\$48.3174	\$50.7333	\$53.2700
		Bi-weekly	\$3,506.04	\$3,681.34	\$3,865,40	\$4,058 66	\$4,261.60
		Monthly	\$7,596	\$7, 976	\$8,375	\$8,794	\$9,23
		Annual	\$91,156.94	\$95,714.79	\$100,500.27	\$105,525.27	\$110,801.6
69	Senior Planner	Hourly	\$44.9210	\$47.1671	\$49.5254	\$52.0017	\$54.6018
	Senior Plans Examiner	Bi-weekly	\$3,593.68	\$3,773.37	\$3,962.03	\$4,160.14	\$4,368.14
	Senior Projects Planner	Monthly	\$7,786	\$8,176	\$8,584	\$9,014	\$9,464
		Annual	\$93,435.69	\$98,107.53	\$103,012.77	\$108,163.63	\$113,571.64
		I I					
70	Senior Combination Inspector	Hourly	\$46.0441	\$48.3463	\$50.7636	\$53.3018	\$55.9669
	Grants Manager	Bi-weekly	\$3,683.53	\$3,867.70	\$4,061.09	\$4,264.15	\$4,477.35
	Senior Construction Manager	Monthly	\$7,981	\$8,380	\$8,799	\$9,239	\$9,70
		Annual	\$95,771.78	\$100,560.32	\$105,588.37	\$110,867.81	\$116,411.18



CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

Public Entity Risk Management Authority (PERMA) -

Liability Program Assessment Agreement

REQUESTED ACTION:

Authorize the City Manager to execute the 2021 PERMA

Assessment Agreement to apply the City's existing workers' compensation surplus funds (\$778,387.00) to pay the City's

liability assessment share.

CONTACT:

Saida Amozgar, Director of Administrative Services

BACKGROUND/DISCUSSION:

Along with 29 other public agencies, the City of Perris participates in the Public Entity Risk Management Authority (PERMA), a joint powers authority, for liability coverage. Liability coverage provides defense and indemnity coverage against covered claims and lawsuits made against the City by third parties. PERMA has developed public entity risk retention pools for general liability and workers' compensation coverage. PERMA also offers coverage options in property, vehicle, special events, crime, employment practices liability, and employee benefits.

The City of Perris has opted to be self-insured rather than pay a premium to an insurance carrier, which is known as a fully-insured model with the insurance carrier assuming the financial and legal risks and paying all claim-related expenses. Under the self-insured model; however, employers assume the financial risk of providing workers' compensation benefits to employees. Instead of paying a premium to an insurance company or state-sponsored worker's compensation fund, the City pays each claim out of pocket as they are incurred. The benefits of a self-insurance program are many including the potential for cost savings, improved loss experience, a safer workplace, and faster loss settlement.

In a typical year, the amount collected from the various agencies that participate in the self-insured plan should exceed the amount of losses paid out for various coverage such as liability or worker's compensation. Sometimes, however, the losses experienced by the plan exceed the amount collected as this is one of the disadvantages of the program. When losses exceed the funds collected, sometimes it is necessary to have the member agencies pay more to compensate for the deficit in the fund.

Due to a claim liabilities increase that has affected public agencies throughout California over the past several years, including Perris, losses have exceeded the funding collected in coverage periods from 2015-2021. This resulted in PERMA having a deficit of \$21 million, of which the City's obligation share is \$1,258,940.00.

PERMA has mechanisms in place to allow member agencies to carryover surpluses from the following buckets of cash: 1) worker's compensation; 2) dividends and 3) liability surpluses from prior years (2005 through 2015) to cover deficits. PERMA has allocated the following funds to assist in covering the deficit for Perris:

Liability Surplus: \$455,617.00
 Dividends: \$17,073.00

Total: \$472,690.00

With the allocation of the above funds, the City's remaining obligation share is \$786,250.00, in which the City can authorize use of worker's compensation surplus funds from past years to cover the remaining balance. For the City of Perris, the number of claims paid out under the worker's compensation program were less than the cash collected for worker's compensation, thereby creating a surplus of funds and enough to cover the City's obligation share balance of \$786,250.00.

PERMA allows the following 3 payment forms:

- 1. Pay full obligation share by July 15, 2022 with a 1% discount. Payment due will be \$778,387 instead of \$786,250 and provided that agreement is signed by January 31, 2022;
- 2. Pay 5 installments annually from July 2022 to July 2026; or

3. Pay 7 installments, annually from July 2022 to July 2028.

The requested action is for City Council to authorize the City Manager to execute the 2021 PERMA Assessment Agreement and apply the City's existing excess funds in worker's compensation of \$778,387.00 to offset the overall loss in the liability assessment.

BUDGET (or FISCAL) IMPACT: There is no impact to the general fund as funds are managed by PERMA and excess funds will be transferred from worker's compensation to cover the overall loss in liability.

Prepared by: Saida Amozgar, Director of Administrative Services

REVIEWED BY:

City Attorney ______
Assistant City Manager _____
Deputy City Manager _____

Attachments:

1. PERMA Liability Program Assessment Letter and Agreement

Consent: January 25, 2022 Public Hearing: Business Item: Presentation: Other:

ATTACHMENT 1

PERMA Liability Program Assessment Letter and Agreement



December 20, 2021

At its December 2, 2021, meeting, the PERMA Board unanimously approved a liability program financial plan. The plan addresses deficits in program years and places responsibility for the deficits on the members who participated in the deficit years in accordance with the joint powers agreement.

The deficits of 2015-16 through 2020-21 were funded through a transfer of surplus in older program years, an assessment, and application of ERMA dividend funds. The components of this plan are as follows:

- 1. The Board approved a transfer of \$11,562,166 surplus from program years 2005-06 through 2014-15 to 2015-16 to 2020-21.
- 2. The Board declared an additional \$9,526,836 in assessments.
- 3. The Board approved the application of ERMA dividends to reduce member assessments, where applicable.
- 4. The assessment calculated funds for the program years to reach zero at an 80% confidence level.
- 5. Members with worker' compensation surplus available may elect to use the surplus to reduce their assessment.

Each member's share is reflected in the attached documents. PERMA has also prepared a twopage memo which summarizes the financial status of the liability program as well as the plan elements the Board adopted for use at your city/agency.

Members must return an election agreement to PERMA by January 31st, 2022. The complete deficit share will be due and payable by members who do not sign and return the payment agreement. Payments not received by July 15, 2022, will be subject to the PERMA penalty provisions outlined in the Liability Program Document.

Included in this communication is the agreement form, a recap of the assessments by member, and a summary of the information regarding the liability financial plan which was presented to the Board of Directors during several meetings in 2021.



2021 PERMA Assessment Agreement

The City of Perris has been assessed a net assessment (less surplus for older program years and ERMA dividend if applicable) of \$786,250 in the liability program as approved at the December 2, 2021 PERMA Board meeting.

-	ound by this assessment and the related JPA, Bylaw, and Program and is submitting its election to pay the assessment as follows (select
assessment (r Pay 5 installm	87 of the City's workers' compensation surplus funds to pay the full reflects 1% discount), by July 15, 2022 nents, annually by July 15, 2022-2026, of \$157,250 nents, annually by July 15, 2022-2028, of \$112,321
above and elects to e	this assessment may be revised as needed. The City hereby agrees to the either apply its surplus workers' compensation program funds or begin assessment by July 2022.
necessary authority h	e person executing this document acknowledges and confirms that all has been granted by the City to enter into this agreement, and the person nent is authorized to execute this agreement on behalf of the City.
Signature:	
	City Manager
Print Name:	
Title:	
City/Agency Name:	
Dated:	
Signature:	City Attorney
	City Attorney

Return agreement and election to PERMA by January 31st, 2021

36-951 Cook Street, Suite 101 Palm Desert, CA 92211 www.perma.dst.ca.us



2021 PERMA Assessment Summary

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Member	Deficit years 80% 2015-16 to 2020-21	Surplus years 80% 2005-06 to 2014-15	ERMA Dividend	Net surplus/(defici t) 80% (B)+(C)+(D)	WC funds available (surplus of 90% plus 1X SIR)	Total Cash Due to PERMA at 80% (E)-(F)
Adelanto	\$(190,954)	\$346,670	\$5,247	\$160,963	\$ -	\$ -
Banning	(1,639,359)	1,295,432	63,692	(280,235)		280,235
Barstow	(1,461,209)	477,602	48,419	(935,188)	ū.	935,188
Blythe	(528,957)	342,483	-	(186,474)	-	186,474
Canyon Lake	(63,164)	11,380	951	(50,833)	12	50,833
Cathedral City	(716,873)	568,648	67,098	(81,127)	-	81,127
Coachella	(402,645)	267,808	12,435	(122,402)	122,402	_
Desert Hot Springs	(762,327)	674,840	30,639	(56,848)	-	56,848
Eastvale	(145,104)	19,143	498	(125,463)		125,463
Неѕрегіа	(1,581,534)	506,073	31,292	(1,044,169)	1,044,169	-
Holtville	(171,831)	146,899	3,563	(21,369)	21,369	
ІСТС	(73,822)	11,468	1,183	(61,171)	<i>≨</i>	61,171
IVECA	(26,646)	17,099	-	(9,547)		9,547
Jurupa Valtey	(299,516)	6,286	263	(292,967)		292,967
La Mesa	(2,413,736)	1,675,391	52,442	(685,903)		685,903
March JPA	(175,345)	104,365	•	(70,980)	2	70,980
MD&MIWMA	(26,646)	17,099	-	(9,547)		9,547
Moreno Valley	(1,323,569)	464,701	•	(858,868)		858,868
Mt San Jacinto WPA	(439,006)	240,604	9,340	(189,062)		189,062
Murrieta	(1,609,192)	827,159	50,009	(732,024)	c .	732,024
Norco	(570,173)	408,705		(161,468)	-	161,468
PVVTA	(26,646)	17,116		(9,530)		9,530
Perris	(1,258,940)	455,617	17,073	(786,250)	786,250	-
Rancho Mirage	(397,498)	249,076		(148,422)	148,422	123
RTC	(80,429)	2,725	859	(76,845)		76,845
San Jacinto	(358,139)	261,880	-	(96,259)	96,259	-
Stanton	(344,462)	209,130	12,574	(122,758)	72	122,758
SunLine	(1,341,596)	612,998	16,788	(711,810)	-	711,810

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(A)	(B)	(C)	(D)	(E)	(F)	(G)
Member	Deficit years 80% 2015-16 to 2020-21	Surplus years 80% 2005-06 to 2014-15	ERMA Dividend	Net surplus/(defici t) 80% (B)+(C)+(D)	WC funds available (surplus of 90% plus 1X SIR)	Total Cash Due to PERMA at 80% (E)-(F)
Tulelake		19,069	-	19,069		_
Victorville	(2,382,176)	1,214,298	47,174	(1,120,704)	1,120,704	-
VVEDA	(26,646)	17,099		(9,547)		9,547
VVTA	(158,013)	25,762	1,863	(130,388)		130,388
Westmortand	(92,858)	47.541	<u> </u>	(45,317)		<u>45,317</u>
Total	\$(21,089,011) NOTE: Total asse (Column D)	\$11,562,166 ssment is \$9,526,84	<u>\$473,402</u> 45. Column E repr	\$(9.053.443) esents that amount,	\$3,339,575 reduced by the El	\$5,893,900 RMA dividends



Liability Program Financial Plan

Background:

PERMA's liability program as of 6/30/2021 reflects a negative net position of \$1.8M. In other words, the estimate of members' total incurred losses has exceeded the funding collected to pay those losses.

Contributions vs. Paid Amounts

Pool funding contributions is the amount estimated by the actuary needed to pay claims that occur in that fiscal period, at a confidence level set by the Board. The funding pays for losses with values over the member(s) retention, and within the \$1M pooled retention. PERMA annually collects money from the members to pay for excess liability pool contributions. The excess liability pool (PRISM) then pays losses that exceed PERMA's \$1M retention and with a loss value up to \$50M.

Due to a sharp increase in claim liabilities that has affected public agencies throughout California over the past several years, the actuarial projections were not sufficient to collect enough money from the members to pay the losses that the members incurred. Members experienced thirty-two (32) *closed* claims with values over \$250,000 in the past 11 years. Eleven had values of over \$1M. Additionally, 24 *open* claims during that same period have values greater than \$250,000 (six of which were reserved at over \$1M as of August 31, 2021). These losses are much higher than for previous coverage periods in PERMA's 35-year history.

What has PERMA done to date?

Improved confidence level funding: Based on the increasing severity and frequency of losses and declining assets in the liability program, in 2019-20 the PERMA Board implemented a measure to improve the financial position by increasing the confidence level of loss funding for deposit contributions going forward from 65% to 80%.

Reviewed loss reserves: This summer all loss reserves were reviewed for accuracy and sufficiency, and defense attorneys were contacted to ensure appropriate legal budgets were in place.

Expense allocation: Reallocated expenses from a 95%/5% (liability/workers' compensation) to a 90%/10% split in 2021-22.

Retooled risk control efforts: PERMA worked with its risk control contractor, Sedgwick, to recraft its risk control plan to address high-severity loss areas which include dangerous condition and police claims.

Target Financial Ratios:

PERMA adopted a Target Equity Policy in 2006 to monitor its financial condition. Unfortunately, as of June 30, 2021, PERMA's liability program is not meeting any of the five financial benchmark ratios. As detailed below, six policy years are in a deficit position when total

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incurred losses (paid + reserves) were evaluated at 6/30/2021. To cure the deficit for all policy years, at the 90% confidence level, the pool would need to collect over \$25M.

Instead of collecting that amount, however, the Board approved a revision to the Target Equity policy which would allow the Board, in its sole discretion, to transfer equity from one program year to another if sufficient funds are available. The Board also adopted a change which allows the funds to be maintained between 80-90% confidence levels (rather than the previous 90% confidence level). With those changes in place, declaring a \$9.5 million assessment will ensure the program returns to a positive financial condition and is able to pay member claims.

		neral Liability tion - June 30,	2021	
	Netrosit	.ioii - Julie 30,	2021	
de Trans		Confidenc	e Level	The second
Policy Year	55%	70%	80%	90%
Prior	4 4 13 15			200 E
05-06	147,626	147,626	147,626	147,626
06-07	443,629	443,629	443,629	443,629
07-08	514,107	514,107	514,107	514,107
08-09	1,261,903	1,261,903	1,261,903	1,261,903
09-10	2,615,342	2,615,342	2,615,342	2,615,342
10-11	1,713,014	1,713,014	1,713,014	1,713,014
11-12	1,975,424	1,975,424	1,975,424	1,975,424
12-13	1,466,474	1,466,474	1,466,474	1,466,474
13-14	1,069,061	1,069,061	1,069,061	1,069,061
14-15	355,586	355,586	355,586	355,586
15-16	(1,100,750)	(1,219,083)	(1,310,318)	(1,427,602)
16-17	(3,684,003)	(3,779,794)	(3,850,936)	(3,943,981)
17-18	(4,303,250)	(5,301,544)	(6,063,917)	(7,052,381)
18-19	(3,893,704)	(5,129,449)	(6,085,590)	(7,326,644)
19-20	(126,179)	(886,525)	(1,548,328)	(2,370,684)
20-21	(237,063)	(1,321,546)	(2,229,913)	(3,369,911)
Total	(1,782,783)	(6,075,775)	(9,526,836)	(13,929,037)

Ad hoc committee recommendations:

The Board discussed the following recommendations on November 4, and a financial plan for the liability program will be adopted on December 2:

- 1. Assess members at the 80% confidence level, or \$9,526,836
- 2. Approve the transfer of surplus from program years 2005-06 through 2014-15 to program years 2015-16 through 2020-21
- 3. Apply ERMA dividend credits, where applicable, to reduce member assessments
- 4. Allow members to select either 1, 5 or 7 years to pay the assessment
- 5. Approve a 1% discount for members that pay the assessment in full
- 6. Allow members with sufficient surplus in the workers' compensation program to apply surplus to the liability program assessments.



PERMA has returned over \$22.2M to the members since 1996-97.

Like other liability programs throughout the state, however, the declining claims environment, nuclear jury verdicts, aging infrastructure, and reduction in risk control efforts have taken a toll. Improving the financial condition of the program is critical to ensuring the pool has enough money to pay member losses and to maintain CAJPA accreditation with excellence. Ongoing projects will also have a positive impact on the financial position, and include a review of pool and member retentions, pool structures, loss control efforts, and claim handling procedures.

Please note that PERMA is not insolvent; as an entity PERMA is in a surplus position overall. As a risk-sharing pool, however, PERMA needs to hold sufficient funds to ensure that members have coverage for losses and that each program is properly funded. The financial plan is designed to spread the funding collection over several years. The assessment plan, combined with appropriate contribution rates going forward, will serve to protect PERMA members.



CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

Resolutions declaring intent to form Proposed Community Facilities District No. 2022-1 (Willowbend) of the City of Perris (the "CFD") and authorize future bonded indebtedness in the amount not to exceed \$17,500,000. The CFD is located south of Lemon Avenue and east of Evans Road (Zone #1) and north of Nuevo Road and west of Evans Road (Zone #2).

REQUESTED ACTION:

That the City of Perris (the "City") adopt the following resolutions, respectively:

- Resolutions of Intention of the City Council of the City of Perris to Establish Community Facilities District NO. 2022-1 (Willowbend) of the City of Perris and to Authorize the Levy of a Special Tax Within Community Facilities District NO. 2022-1 (Willowbend) of the City of Perris
- Resolution of Intention of the City Council of the City of Perris to Incur Bonded Indebtedness in the Amount Not to Exceed \$17,500,000 Within Community Facilities District NO. 2022-1 (Willowbend) of the City of Perris

CONTACT:

Ernie Reyna, Deputy City Manager

BACKGROUND/DISCUSSION:

In 2005, the City formed Community Facilities District (CFD) No. 2005-1 (Perris Valley Vistas) that included Improvement Area Nos. 1, 2, 3 and 4. Since the formation in 2005, Improvement Area Nos. 1 & 2 have been dormant (i.e. no homes built) and Improvement Area Nos. 3 & 4 have been developed into 245 homes and CFD Bonds have been sold and special taxes have been levied to pay debt service each year.

On June 3, 2021, the Ways and Means Committee approved BRPLD LLC. to proceed with submitting a formal petition (including consent and waiver) to the City Council requesting that the City dissolve Improvement Area Nos. 1 & 2 of CFD No. 2005-1 and form a new CFD that will include the former Improvement Area Nos. 1 & 2 and Tract No. 33338.

The proposed CFD No. 2022-1 will be designated as "Community Facilities District No. 2022-1 (Willowbend) of the City of Perris" and would finance City storm drain, basin and street improvements as well as Eastern Municipal Water District (EMWD) water and sewer fees via a Joint Community Facilities Agreement (JCFA). CFD No. 2022-1 is located in two separate zones. Zone #1 is located south of Lemon Avenue and east of Evans Road and is comprised of Tract Numbers 31659 and 32401-1. Zone #2 is located north of Nuevo Road and west of Evans Road and is comprised of Tract Number 33338. Zone #1 is planned for 208 single-family detached homes and Zone #2 is planned for 70 single-family detached homes.

The Petition (Attachment No. 2) authorizes the levy of special taxes, the issuance of bonds and establishment of an appropriations limit for CFD No. 2022-1. In the Petition, the property owner waives certain requirements of the Act for establishing CFD No. 2022-1, including notices and time periods for conducting proceedings.

Community facilities district financing is a commonly-used method of financing infrastructure and services for new development in California. Commonly referred to as "Mello-Roos," this land-secured financing permits the local agency (i.e., the City) to issue bonds to pay for the public facilities and infrastructure costs and services of local development. Debt service on the bonds is paid from special taxes levied on real property within CFD No. 2022-1 boundary.

FORMATION PROCESS

The proposed CFD No. 2022-1 will meet all requirements of the City's adopted local goals and policies. The 2% annual special tax escalation factor for CFD No. 2005-1 will be "Grandfathered" into the new CFD No. 2022-1. The term of the new CFD No. 2022-1 will be for 50 fiscal years commencing in FY 2022-23.

The proceedings to consider the establishment of the CFD No. 2022-1 will be initiated by the adoption of the two resolutions discussed below.

- 1. Adopt the Resolution of Intention to establish CFD No. 2022-1 and to authorize the levy of a special tax within CFD No. 2022-1 (Attachment No. 3). This resolution does the following: (a) accepts the petition filed by BRPLD LLC with respect to the CFD; (b) describes the territory of the boundaries of the CFD; (c) describes the types of facilities and services that will be financed with the special taxes and proceeds of bonds; (d) describes the rate and method of apportionment of the special taxes to be levied in the CFD; (e) calls a public hearing to be held on March 8, 2022; and (f) describes the proposed voting procedures for the CFD.
- 2. Adopt the Resolution of Intention to Incur Bonded Indebtedness of the Community Facilities District (Attachment No. 4). This resolution states the not-to-exceed amounts for bonds to be issued by the CFD and declares that the special taxes to be levied within CFD No. 2022-1 are to be used for direct payment of facilities, as well as the payment of the debt service on the bonds of the CFD. The resolution also calls a public hearing for March 8, 2022.

CONCLUSION AND NEXT STEPS

Adopting the attached resolutions of intention is the first step to establish CFD No. 2022-1, authorize special taxes and incur a bonded indebtedness. The formation of the CFD will occur after the public hearing, scheduled for March 8, 2022. At that hearing, the Council will be presented with information regarding the CFD, the special taxes, and public facilities and services. The public will also have the opportunity to comment on the CFD. After the conclusion of the March 8, 2022 public hearing the Council may take the following actions:

- 1. Adopt a resolution establishing the CFD
- 2. Call a special election
- 3. Conduct the election
- 4. Adopt a resolution declaring the results of the election
- 5. Introduce for first reading an ordinance authorizing the levy of special taxes
- 6. Adopt a resolution approving the recording of a notice of cessation of special tax lien for Improvement Area Nos. 1 & 2 of CFD No. 2005-1

The adoption of the two resolutions of intention under consideration this evening will not commit the City Council to establish the CFD nor authorize the levy of special taxes or the issuance of bonds. The City Council may establish the CFD only after conducting the March 8 public hearing and election. Following the March 8 public hearing, the proposed schedule to complete the formation of the CFD is as follows:

- March 29, 2022: Second reading of ordinance authorizing special tax levy
- April 29, 2022: Special Tax Ordinance becomes effective

The resolutions and related documents have been prepared and reviewed by the City's finance team, which includes bond counsel, municipal advisor, and special tax consultant.

FISCAL IMPACT

The recommended action carries no immediate fiscal impact on the City. Special taxes from the CFD or the developer will be bearing the costs of formation. The formation of the CFD will occur after the public hearing, scheduled for March 8, 2022.

BUDGET (or FISCAL) IMPACT: None. Costs will be paid out of existing special taxes collected in the CFD.

Prepared by:

REVIEWED BY:

City Attorney	
Assistant City Manager	
Deputy City Manager EQ	

Attachments:

- 1. Vicinity Map
- 2. Resolution of Intention to Establish CFD No. 2022-1 and Authorize the Levy of a Special Tax within CFD No. 2022-1
- 3. Resolution to Incur Bonded Indebtedness
- 4. Landowner's Petition to Create Community Facilities District (Including Consent and Waiver)

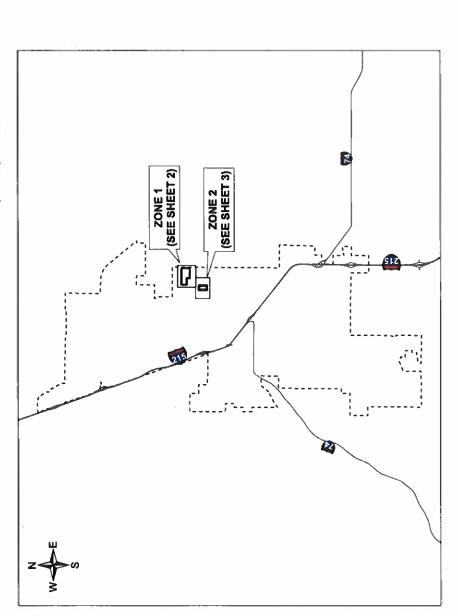
Consent: X
Public Hearing:
Business Item:
Presentation:
Other:

ATTACHMENT 1

VICINITY MAP

COMMUNITY FACILITIES DISTRICT NO. 2022-1 MAP OF PROPOSED BOUNDARIES OF (WILLOWBEND)

CITY OF PERRIS COUNTY OF RIVERSIDE STATE OF CALIFORNIA



Legend

City of Perris Boundary

- Highways

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FOR INTERESTICE TO A 2021, MILLIOWSBEID), CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AT A REGALAR MEETING THEREOF HELD ON THE CITY OF DAY OF FILED IN THE OFFICE OF THE CITY CLERK THIS,

CITY CLERK CITY OF PERRIS

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY COUNTY RECORDER COUNTY OF RIVERSIDE STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL, BET HOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.





NUEVO RD

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ATTACHMENT 2

RESOLUTION OF INTENT TO FORM CFD

RESOLUTION NO. _____

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO ESTABLISH COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS

WHEREAS, the City Council (the "Council") of the City of Perris (the "City") has received a petition (including consent and waiver) from BRPLD LLC (the "Petition") requesting the institution of proceedings for formation of a community facilities district pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the Government Code of the State of California (the "Act"); and

WHEREAS, the Council has determined that the Petition complies with the requirements of Government Code Section 53318 and now intends to form Community Facilities District No. 2022-1 (Willowbend) of the City of Perris; and

WHEREAS, the Council desires to adopt this resolution of intention as provided in Section 53321 of the Act to establish a community facilities district consisting of the territory described in Exhibit "A" hereto and incorporated herein by this reference, which the Council hereby determines shall be known as "Community Facilities District No. 2022-1 (Willowbend) of the City of Perris" (the "Community Facilities District No. 2022-1" or the "District") pursuant to the Act to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property described in Exhibit "B" hereto and incorporated herein by this reference, including all furnishings, equipment and supplies related thereto; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the "Facilities"), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the "Incidental Expenses"); and

WHEREAS, it is the intention of the Council to consider financing the Facilities and the Incidental Expenses through the formation of the District and the sale of bonded indebtedness in an amount not to exceed \$17,500,000 and the levy of a special tax within the District to finance the Facilities and the Incidental Expenses and to pay debt service on the bonded indebtedness incurred by such District, provided that the bond sales and special tax levies are approved at an election to be held within the District.

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

Section 1. Each of the above recitals is true and correct and is adopted by the Council and incorporated herein.

Section 2. The Council hereby determines to institute proceedings for the formation of a community facilities district under the terms of the Act. The exterior boundaries of the District are hereby specified and described to be as shown on that certain map now on file in the office of the City Clerk entitled "Proposed Boundaries of Community Facilities District No. 2022-1 (Willowbend) of the City of Perris," which map indicates by a boundary line the extent of the territory included in the proposed District and shall govern for all details as to the extent of the District. On the original and one copy of the map of such District on file in the Clerk's office, the Clerk shall endorse the certificate evidencing the date and adoption of this resolution. The Clerk shall file the original of such map in her office and, within fifteen (15) days after the adoption of this Resolution, the Clerk shall file a copy of such map so endorsed in the records of the County Recorder, County of Riverside, State of California.

Section 3. The name of the proposed District shall be "Community Facilities District No. 2022-1 (Willowbend) of the City of Perris".

Section 4. The Facilities proposed to be financed by the District are public infrastructure facilities and other governmental facilities with an estimated useful life of five years or longer, which the City or Eastern Municipal Water District ("EMWD") is authorized by law to construct, acquire, own, operate or contribute revenue to. The Council hereby finds and determines that the description of the Facilities herein is sufficiently informative to allow taxpayers within the proposed District to understand what the funds of the District may be used to finance. The Incidental Expenses expected to be incurred include the cost of planning and designing the Facilities, the costs of forming the District, issuing bonds and levying and collecting a special tax within the District. The Council hereby finds that the proposed Facilities are necessary to meet increased demands placed upon the City and EMWD as a result of development occurring within the proposed District. Such Facilities need not be physically located within the District.

Section 5. Except where funds are otherwise available, it is the intention of the Council to levy annually in accordance with procedures contained in the Act a special tax within the District (the "Special Tax") sufficient to pay for the costs of financing the acquisition and/or construction of the Facilities and Incidental Expenses, including the principal and interest and other periodic costs on bonds or other indebtedness proposed to be issued to finance the Facilities, and Incidental Expenses, the establishment and replenishment of reserve funds, the credit enhancement fees, the costs of administering the levy and collection of the Special Tax and all other costs of the levy of the Special Tax and issuance of the bonds, including any foreclosure proceedings, architectural, engineering, inspection, legal, fiscal, and financial consultant fees, discount fees, interest on bonds due and payable prior to the expiration of one year from the date of completion of Facilities (but not to exceed two years), election costs and all costs of issuance of the bonds, including, but not limited to, fees for bond counsel, disclosure counsel, financing consultants and printing costs, and all other administrative costs of the tax levy and bond issue. The Special Tax will be secured by recordation of a continuing lien against all non-exempt real property in the District. In the first year in which such a Special Tax is levied, the levy shall include a sum sufficient to repay to the City all amounts, if any, transferred to the District pursuant to Section 53314 of the Act and interest thereon. The schedule of the rate and method of apportionment and manner of collection of the Special Tax within the District are described in detail in Exhibit "C" attached hereto and by this reference incorporated herein. The

Special Tax is based upon the cost of financing the Facilities and Incidental Expenses in the District, the demand that each parcel will place on the Facilities and the benefit (direct and/or indirect) received by each parcel from the Facilities.

The Special Tax within the proposed District is apportioned to each parcel within the proposed District on the foregoing basis pursuant to Section 53325.3 of the Act. In the event that a portion of the property within the proposed District shall become for any reason exempt, wholly or partially, from the levy of the Special Tax, the Council shall, on behalf of the District, increase the levy to the extent necessary upon the remaining property which is not delinquent or exempt in order to yield the required payments, subject to the maximum tax. If the Special Tax of the District is levied against any parcel used for private residential purposes, (i) the maximum special tax rate shall not be increased over time except to the extent permitted in the rate and method of apportionment; (ii) such Special Tax shall be levied for a period not to exceed fifty (50) years commencing with Fiscal Year 2022-2023, as further described in Exhibit "C" hereto; and (iii) under no circumstances will such special tax be increased as a consequence of delinquency or default by the owner of any other parcels within the District by more than ten percent (10%).

Section 6. The special tax within the proposed District is based on the expected demand that each parcel of real property within the proposed District will place on the Facilities and on the benefit that each parcel derives from the right to access the Facilities. The Council hereby determines that the proposed Facilities are necessary to meet the increased demand placed upon the City and EMWD and the existing infrastructure in the City as a result of the development of land proposed for inclusion of the District. The Council hereby determines the rate and method of apportionment of the special tax set forth in Exhibit "C" for the District to be reasonable.

Section 7. A public hearing (the "Hearing") on the establishment of Community Facilities District No. 2022-1, the proposed rate and method of apportionment of the Special Tax and the proposed issuance of bonds by the District to finance the Facilities and the Incidental Expenses shall be held on March 8, 2022, at 6:00 p.m., or as soon thereafter as practicable, at the chambers of the City Council of the City of Perris, 101 North "D" Street, Perris, California 92570. Should the Council determine to form the District, a special election will be held within the District to authorize the issuance of bonds and the levy of the Special Tax in accordance with the procedures contained in Government Code Section 53326. If held, the proposed voting procedure at the elections will be a landowner vote (to the extent there are no registered voters in the District) with each landowner who is the owner of record of land within the District at the close of the Hearing, or the authorized representative thereof, having one vote for each acre or portion thereof owned within the District. Ballots for the special election may be distributed by mail or by personal service.

Section 8. At the time and place set forth above for the Hearing, any interested person, including all persons owning lands or registered to vote within the proposed District, may appear and be heard.

Section 9. Each City officer who is or will be responsible for the Facilities to be financed by the District, if it is established, is hereby directed to study the proposed District

and, at or before the time of the above-mentioned Hearing, file a report with the Council, and which is to be made a part of the record of the Hearing, containing a brief description of the Facilities and services by type which will in his or her opinion be required to adequately meet the needs of the District and his or her estimate of the cost of providing the Facilities and services, including an estimate of the fair and reasonable cost of all Incidental Expenses, including the cost of planning and designing the Facilities to be financed pursuant to the Act, the cost of environmental evaluations of such Facilities, all costs associated with the creation of the District, issuance of bonds, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City with respect to the District, and any other expenses incidental to the construction, completion and inspection of the authorized work to be paid through the proposed financing.

Section 10. The City may accept advances of funds or work-in-kind from any sources, including private persons or private entities, and is authorized and directed to use such funds for any authorized purpose, including any cost incurred in creating the District. The District may enter into an agreement to repay all of such funds as are not expended or committed for any authorized purpose at the time of the election on the levy of the Special Tax, if the proposal to levy such tax should fail, and to repay all of such funds advanced if the levy of the Special Tax shall be approved by the qualified electors of the District.

Section 11. The Clerk is hereby directed to publish a notice ("Notice") of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of the proposed District. Such Notice shall contain the text or a summary of this Resolution, state the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the proposed District as provided in Section 53324 of the Act and a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.

Section 12. The Clerk may send a copy of the Notice of the Hearing by first-class mail, postage prepaid, to each registered voter and to each landowner within the proposed District as shown on the last equalized assessment roll. Said mailing shall be completed not less than fifteen (15) days prior to the date of the Hearing.

Section 13. Pursuant to Section 53344.1 of the Act, the Council hereby reserves to itself, in its sole discretion, the right and authority by subsequent resolution to allow any owner of property within the District, subject to the provisions of Section 53344.1 of the Act and those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the District treasurer in full payment or part payment of any installment of the special taxes or the interest or penalties thereon which may be due or delinquent, but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

Section 14. The voting procedure with respect to the establishment of the District and the imposition of the special tax shall be by hand delivered ballot election.

Section 15. This resolution of intention shall take effect upon its adoption.

ADOPTED, SIGNED and APPROVED this 25th day of January, 2022.

Attest:	

STATE OF CALIFORNIA (COUNTY OF RIVERSIDE (CITY OF PERRIS (CITY) §
CERTIFY that the foregoing I	ear, CITY CLERK OF THE CITY OF PERRIS, DO HEREBY Resolution No was duly adopted by the City Council of the eting of said Council on the 25 th day of January, 2022, and that it ng vote:
AYES: NOES: ABSENT:	
	By:City Clerk

Exhibit A – Boundary Map

Exhibit B – Types of Facilities to be Financed by CFD
Exhibit C – Rate and Method of Apportionment of Special Tax

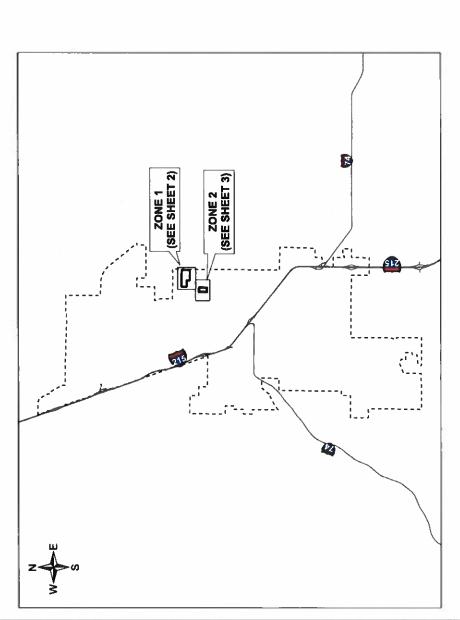
EXHIBIT A

COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) BOUNDARY MAP

[SEE ATTACHED]

COMMUNITY FACILITIES DISTRICT NO. 2022-1 MAP OF PROPOSED BOUNDARIES OF (WILLOWBEND)

CITY OF PERRIS COUNTY OF RIVERSIDE STATE OF CALIFORNIA



Legend

City of Pertis Boundary

- Highways

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2021 / MILLOWBEND, CITY OF PERRIS. COUNTY OF RIVERSIDE, STATE OF CALLFORNIA, WAS APPROVED BY THE CITY COLUNCIL OF THE CITY OF PERRIS AT A REGULAR MEETING THEREOF HELD ON THE CITY OF PERRIS AT A REGULAR MEETING THEREOF HELD ON THE CITY OF TH DAY OF FILED IN THE OFFICE OF THE CITY CLERK THIS

CITY CLERK CITY OF PERRIS

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY COUNTY RECORDER COUNTY OF RIVERSIDE STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIMERAM SHALL INTO THOSE LINES AND DIMENSIONES AS SHOWN ON THE RIVERSIDE COUNTY ASSESSORYS MADE FOR THOSE PARCELS LISTED.

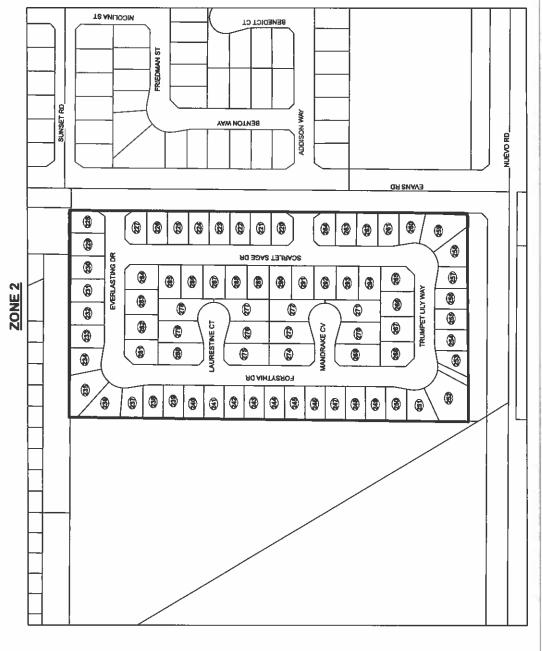
THE RIVERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



27388 VIA INDUSTRIA, SUITE #200 TEMECULA, CA 92590 (951) 587-3500

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1

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







COMMUNITY FACILITIES DISTRICT NO. 2022-1 MAP OF PROPOSED BOUNDARIES OF (WILLOWBEND)

	CITY OF PERRIS	UNITY OF RIVERSIDE	VIE OF CALIFORNIA
,	등	COUNT	STATE

FERENCE	ASSESSOR'S PARCEL NUMBER	MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER	MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER	MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
	320-460-001	25	320-461-035	101	320-480-004	151	320-482-010
ľ	320-460-002	3	320-461-036	192	320-480-005	152	320-482-011
Ī	320-460-003	53	320-461-037	193	320-480-006	153	320-483-001
	320-460-004	35	320-462-001	101	320-480-007	251	320-483-002
	320-460-005	55	320-462-002	105	320-480-008	155	320-483-003
	320-460-006	35	320-462-003	106	320-480-009	156	320-483-004
	320-460-007	25	320-462-004	107	320-480-010	123	320-483-005
	320-460-008	5%	320-462-005	108	320-480-011	158	320-483-006
Γ	320-460-009	65	320-462-006	309	320-480-012	159	320-483-007
Ī	320-460-010	3	320-462-007	110	320-480-033	160	320-483-008
Ī	320-460-011	61	320-462-008	111	320-480-024	161	320-483-009
T	320-460-012	29	320-662-009	112	320-480-015	162	320-483-010
T	320-460-013	23	320-462-010	113	320-480-016	163	320-483-011
	320-460-014	3	320-462-011	314	320-480-017	164	320-483-012
T	320-460-015	9	320-462-012	21.5	320-480-018	165	320-483-013
T	320-460-016	38	320-470-001	116	320-480-019	166	320-483-014
T	320-461-001	29	320-470-002	117	320-400-020	167	320-490-001
Ť	320-461-002	5	320-470-003	218	120-400-021	164	320-490-002
T	320-461-003	9	320-470-004	119	320-480-022	169	320-490-003
Ť	320-461-004	2	120-470-005	921	320-480-023	170	320-490-004
T	300-461-006	E	120-470-006	151	320-480-024	121	370-690-005
T	320-461-006	2	320-470-007	122	320-480-025	172	320-490-006
Ť	320-461-007	2	320-470-008	173	320-481-001	173	320-490-007
T	320-461-008	74	320-470-009	124	320-481-002	174	320-490-008
Γ	320-461-009	K	320-470-010	175	320-481-003	175	320-490-009
Г	320-461-010	32	320-470-011	126	320-481-004	176	320-490-010
	320-461-011	2	320-470-012	127	320-481-005	177	320-490-011
	320-461-012	78	320-470-013	128	320-481-006	178	320-490-012
	320-461-013	æ	320-470-014	129	320-461-007	179	320-490-013
_	320-461-014	2	320-470-015	130	320-461-006	180	320-490-014
	320-461-015	63	320-470-016	191	320-481-009	181	320-490-015
_	320-461-016	62	320-470-017	132	320-461-010	182	320-490-016
	320-461-017	B3	320-470-018	133	320-481-011	163	320-490-017
	320-461-018	3	320-470-019	70	320-481-012	184	320-490-018
_	320-461-019	82	320-470-020	135	320-481-013	185	320-490-019
_	320-461-020	98	320-470-021	136	320-481-014	186	320-490-020
	320-461-021	87	320-470-022	137	320-481-015	187	320-490-021
	320-461-022	88	320-470-023	138	320-481-016	188	320-490-022
_	320-461-023	88	320-470-024	139	320-481-017	189	320-490-023
	320-461-024	06	320-470-025	140	320-481-018	190	320-490-024
	320-461-025	91	320-470-026	141	320-481-019	191	320-490-025
	320-461-026	92	320-470-027	142	320-482-001	192	320-490-026
	320-461-027	93	320-470-028	143	320-482-002	193	320-490-027
	320-461-028	3.	320-470-029	141	320-482-003	194	320-490-028
	320-461-029	\$6	320-470-030	145	320-482-004	195	320-490-029
	320-461-030	98	320-470-031	146	320-482-005	196	320-490-030
i	320-461-031	97	320-470-032	147	320-462-006	197	320-490-031
	320-461-032	88	320-480-001	148	320-462-007	198	320-490-032
	320-461-033	66	320-480-002	149	320-482-008	199	320-490-033
	270.400.024	100	270.480.003	950	330,483,000	2000	

NUMBER N	ASSESSOR'S PARCEL	MAP REFERENCE	ASSESSOR'S PARCEL
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890-039	71	152	
890-037 123 330 330 340 340 340 340 340 340 340 34	71	252	320-571-025
989-0438 254 330 330 340 340 340 340 340 340 340 34		253	320-571-026
890-049 255 330 340 340 340 340 340 340 340 340 340	\$	ž	5
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981-000		258	320-571-031
991-000 350 330 330 340 340 340 340 340 340 340 34	5	259	57
891-006		260	12
891-005		261	5
813-007		762	320-571-035
891-000		263	12
881-000	7	764	320-571-037
81-010	17	265	320-572-001
851-910 267 320 320 320 320 320 320 320 320 320 320	17	266	320-572-002
10	17	792	320-572-003
93-012 266 310 700-001 270 310 700-002 277 320 770-003 277 320 770-004 273 320 770-005 273 320 770-007 277 320 771-007 277 320 771-007 278 320 771-007 280 320 771-007 283 340 771-007 286 310 771-007 286 310 771-007 286 310 771-007 286 310 771-007 286 310 771-008 286 310 771-010 286 310 771-02 289 310 771-03 280 310 771-04 281 310 771-04 282 310 771-04 284 310 771-04 284 310 <td>17</td> <td>569</td> <td>320-572-004</td>	17	569	320-572-004
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271-002	320-370-008	117	CTD-9/C-076
217-002 240 340 340 340 340 340 340 340 340 340 3	320-571-001	278	320-572-014
2571-005 250 330 340 340 340 340 340 340 340 340 34		278	320-572-015
717-006 281 330 330 330 331 331	320-571-003	280	320-572-016
711-005 243 340 340 340 340 340 340 340 340 340 3	320-571-004	281	320-572-017
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284 330 214-067 285 330 217-068 286 330 217-071 288 330 217-071 288 330 217-071 289 330 217-071 289 330 217-071 289 330 217-071 289 330 217-071 289 330 217-072 289 330 217-072 289 330 217-072 289 330 217-072 289 330 217-072 289 330	5	283	320-572-019
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711-014 291 330 711-015 294 320 711-010 294 320 711-010 294 320 711-020 310-020	320-571-013	8	320-572-026
251-015 292 330 271-015 299 320 271-017 294 320 271-019 294 320 271-020 294 320 271-021 320	320-571-014	162	320-572-027
571-016 289 330 571-017 284 330 571-018 571-020 571-021	12	262	320-572-028
571-017 284 320 571-018 571-018 571-020 571-021 571-021	톲	662	320-572-029
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EXHIBIT B

TYPES OF FACILITIES TO BE FINANCED BY COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

The General Description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, bridge facilities, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, water quality basins, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, trails, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses;
- City facilities.

OTHER

The District may also finance any of the following:

- 1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.
- 2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.

3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the city officer's report, containing a brief description of the facilities which will be required to adequately meet the needs of the District.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

[SEE ATTACHED]

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2022-1 (Willowbend) of the City of Perris ("CFD No. 2022-1") and collected each Fiscal Year commencing in Fiscal Year 2022-23, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2022-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs related to the administration of CFD No. 2022-1 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-1, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2022-1, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2022-1, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-1, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-1 for any other administrative purposes of CFD No. 2022-1, including attorney's fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

"Annual Special Tax" means the Special Tax actually levied in any Fiscal Year on any Assessor's Parcel.

[&]quot;Assessor" means the Assessor of the County of Riverside.

[&]quot;Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

- "Assessor's Parcel Map" means an official map of the Assessor designating parcels by Assessor's Parcel Number.
- "Assessor's Parcel Number" means the number assigned to an Assessor's Parcel by the County for purposes of identification.
- "Assigned Special Tax" means the Special Tax of that name described in Section 3.A below.
- "Backup Special Tax" means the Special Tax of that name described in Section 3.B below.
- "Bonds" means any bonds or other Debt of CFD No. 2022-1, whether in one or more series, secured by the levy of Special Taxes.
- "Boundary Map" means the map of the boundaries of CFD No. 2022-1 recorded on _____ in the Riverside County Recorder's Office in Book __, Page __, of Maps of Assessments and Community Facilities Districts (instrument number).
- "Building Permit" means a building permit for construction of a Residential Unit within CFD No. 2022-1 issued by the City.
- "Building Square Footage" means all of the square footage of usable area within the perimeter of a primary residential structure, not including any carport, walkway, garage, overhang, or similar area. The determination of Building Square Footage shall be made by reference to the Building Permit(s) issued for such Assessor's Parcel and/or by reference to appropriate records kept by the City.
- "Calendar Year" means the period commencing January 1 of any year and ending the following December 31.
- "CFD Administrator" means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement, for preparing the Annual Special Tax roll and/or calculating the Backup Special Tax.
- "CFD No. 2022-1" means the Community Facilities District No. 2022-1 (Willowbend) of the City of Perris.
- "City" means the City of Perris, California.
- "Council" means the City Council of the City acting as the legislative body of CFD No. 2022-1 under the Act.
- "County" means the County of Riverside, California.
- "Debt" means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.
- "Debt Service" means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.
- "Developed Property" means for each Fiscal Year, all Taxable Property, exclusive of Provisional Property, for which a Building Permit was issued prior to May 1 of the previous Fiscal Year. An Assessor's Parcel classified as Developed Property but for which the Building Permit that caused such Assessor's Parcel to be classified as Developed Property has been cancelled and/or voided prior to the Fiscal Year for which Special Taxes are being levied shall be reclassified as

Undeveloped Property, provided that the levy of the Annual Special Tax after such reclassification shall not be less than 1.1 times the annual Debt Service less Administrative Expenses on all Outstanding Bonds. If Bonds have not been issued, an Assessor's Parcel classified as Developed Property for which such a Building Permit has been cancelled and/or voided shall be reclassified as Undeveloped Property.

- "Exempt Property" means for each Fiscal Year, all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.
- "Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.
- "Fiscal Year" means the period starting on July 1 and ending the following June 30.
- "Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.
- "Land Use Class" means any of the classes listed in Table 1 under Section 3 below.
- "Lot" means a parcel created by a Final Map on which a Residential Unit can be constructed.
- "Lower Income Households Welfare Exemption Property" means, for each Fiscal Year, an Assessor's Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor's roll finalized as of January 1 of the previous Fiscal Year; provided that such property is not exempt from the Special Tax if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.
- "Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Sections 3.C and 3.D below, which may be levied in a given Fiscal Year on such Assessor's Parcel of Taxable Property.
- "Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for the purpose of constructing one or more non-residential units or facilities.
- "Outstanding Bonds" means all Bonds, which are deemed to be outstanding under the Indenture.
- "Prepayment Amount" means the amount required to prepay the Annual Special Tax obligation in full for an Assessor's Parcel as described in Section 6.A below.
- "Property Owner Association Property" means any Assessor's Parcel within the boundaries of CFD No. 2022-1 owned in fee by a property owner association, including any master or sub-association.
- "Proportionately" or "Proportionate" means for Developed Property, that the ratio of the actual Special Tax levy to the applicable Assigned Special Tax or Backup Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is

equal for all Assessor's Parcels of Undeveloped Property. "Proportionately" may similarly be applied to other categories of Taxable Property as listed in Section 4 below.

"Provisional Property" means all Assessor's Parcels of Public Property, Property Owner Association Property or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

"Provisional Welfare Property" means all Assessor's Parcels of Lower Income Households Welfare Exemption Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section H, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section H.

"Public Property" means any property within the boundaries of CFD No. 2022-1, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

"Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing one or more Residential Units.

"Residential Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental, separate from adjacent residential dwelling units. This definition does not include Accessory Dwelling Units as defined in the State of California Government Code section 65852.2.

"Special Tax" means any special tax levied within CFD No. 2022-1 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

"Special Tax Obligation" means the total obligation of an Assessor's Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2022-1.

"Special Tax Requirement" means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2022-1, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Provisional Property.

"Zone" means, as the context requires, either Zone 1 or Zone 2.

"Zone 1" means all property located within the area identified as Zone 1 in the Boundary Map.

"Zone 2" means all property located within the area identified as Zone 2 in the Boundary Map.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2022-23, each Assessor's Parcel within CFD No. 2022-1 shall be assigned to Zone 1 or Zone 2 and classified as Taxable Property or Exempt Property. In addition, all Taxable Property shall further be classified as Developed Property, Undeveloped Property, Provisional Welfare Property, or Provisional Property, and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below. Furthermore, each Assessor's Parcel of Developed Property shall be classified according to its applicable Land Use Class based on its Building Square Footage.

3. SPECIAL TAX RATES

A. Assigned Special Tax for Developed Property and Provisional Welfare Property

The Assigned Special Tax applicable to an Assessor's Parcel classified as Developed Property or Provisional Welfare Property commencing in Fiscal Year 2022-23 shall be determined pursuant to Table 1 below.

Table 1
Assigned Special Tax Rates

Zone	Land Use Class	Land Use Type	Building Square Footage	Assigned Special Tax Per Residential Unit
1	1	Residential Property	> 2,500	\$2,918
1	2	Residential Property	2,301 – 2,500	\$2,814
1	3	Residential Property	2,101 – 2,300	\$2,765
1	4	Residential Property	≤ 2,100	\$2,623
2	1	Residential Property	> 2,000	\$2,468
2	2	Residential Property	1,801 – 2,000	\$2,393
2	3	Residential Property	≤ 1,800	\$2,292

Each July 1, commencing July 1, 2023, the Assigned Special Tax rates for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

B. Backup Special Tax for Developed Property and Provisional Welfare Property

The Backup Special Tax for Developed Property and Provisional Welfare Property commencing in Fiscal Year 2022-23 shall be \$14,545 per Acre for property within Zone 1 and \$15,684 per Acre for Property within Zone 2. Each July 1, commencing July 1, 2023, the Backup Special Tax rates for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

For the purpose of calculating the Backup Special Tax, the land area applicable to a Condominium shall be computed from the Acreage of the Lot on which the Condominium is located, with the Acreage for such Lot allocated equally among all of the Condominiums located or to be located on such Lot.

C. Maximum Special Tax for Developed Property and Provisional Welfare Property

The Maximum Special Tax for Developed Property and Provisional Welfare Property shall be the greater of the Assigned Special Tax for Developed Property or the Backup Special Tax for Developed Property and Provisional Welfare Property.

D. Maximum Special Tax for Provisional Property and Undeveloped Property

The Maximum Special Tax for Provisional Property and Undeveloped Property commencing in Fiscal Year 2022-23 shall be \$14,545 per Acre for property within Zone 1 and \$15,684per Acre for Property within Zone 2. Each July 1, commencing July 1, 2023, the Maximum Special Tax rates for Provisional Property and Undeveloped Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

For each Fiscal Year, commencing Fiscal Year 2022-23, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property in an amount up to 100% of the applicable Assigned Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after Step 1 has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

Step 3: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax amount determined in Step 1 shall be increased Proportionately on each Assessor's Parcel of Developed Property up to 100% of the Maximum Special Tax for Developed Property;

Step 4: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Welfare Property up to 100% of the Maximum Special Tax for Provisional Welfare Property;

Step 5: If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Property up to 100% of the Maximum Special Tax for Provisional Property;

Notwithstanding the above, under no circumstances will the Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of a delinquency or default in the payment of the Special Tax applicable to any other Assessor's Parcel within CFD No. 2022-1 by more than ten percent (10%) above what would have been levied in the absence of such delinquencies or defaults.

5. COLLECTION OF SPECIAL TAXES

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

6. PREPAYMENT OF SPECIAL TAX OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

"CFD Public Facilities Costs" means \$13,000,000 or such lower number as (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2022-1, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

"Construction Fund" means the fund (regardless of its name) established pursuant to the Indenture to hold funds, which are currently available for expenditure to acquire or construct the facilities or pay fees authorized to be funded by CFD No. 2022-1.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) costs previously paid from the Construction Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Construction Fund, and (iii) monies currently on deposit

in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

"Outstanding Bonds" means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor's Parcel of Developed Property, or Undeveloped Property for which a Building Permit has been issued may be prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor's Parcel only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor's Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor's Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date for the CFD No. 2022-1 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount
plus Redemption Premium
plus Future Facilities Prepayment Amount
plus Defeasance Amount
plus Prepayment Administrative Fees and Expenses
less Reserve Fund Credit
less Capitalized Interest Credit
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

Step No.:

- 1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
- 2. For Assessor's Parcels of Developed Property, determine the Maximum Special Tax. For Assessor's Parcels of Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has already been issued for that Assessor's Parcel.

- 3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2022-1 assuming all Building Permits have been issued (build-out) within CFD No. 2022-1, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
- 4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for all applicable parcels and round that amount up to the nearest \$5,000 increment (the "Bond Redemption Amount").
- 5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the "Redemption Premium").
- 6. Compute the Future Facilities Costs.
- 7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Prepayment Amount").
- 8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but the redemption date may be any date determined by the CFD Administrator as convenient and appropriate and permitted by the Indenture and does not have to be the next interest payment date.
- 9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
- 10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the "Defeasance Amount").
- 11. Calculate the administrative fees and expenses of CFD No. 2022-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2022-1, and the costs of recording any notices to evidence the prepayment and the redemption (the "Prepayment Administrative Fees").
- 12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

- 13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").
- 14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the "Prepayment Amount").
- 15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2022-1.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2022-1 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to redeem CFD No. 2022-1 Bonds to be used with the next prepayment of CFD No. 2022-1 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

B. Partial Prepayment

The Special Tax on an Assessor's Parcel of Developed Property or Undeveloped Property for which a building permit has been issued may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (PE-A) \times F+A$$

These terms have the following meaning:

PP = the partial prepayment

PE = the Prepayment Amount calculated according to Section 6.A

F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2022-1 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2022-23, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2022-1 bonds have been paid.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, (ii) Assessor's Parcels of Property Owner Association Property, or (iii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Lower Income Households Welfare Exemption Property, and (vi) Assessor's Parcels of Developed Property classified as Non-Residential Property as determined reasonably by the CFD Administrator, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or less than 10.64 Acres in Zone 2. Assessor's Parcels of Lower Income Households Welfare Exemption Property which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable

Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or 10.64 Acres in Zone 2 shall be classified as Provisional Welfare Property and will continue to be subject to the CFD No. 2021-1 Special Taxes accordingly. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or 10.64 Acres in Zone 2 shall be classified as Provisional Property and will continue to be subject to the CFD No. 2022-1 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property, for each Zone.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

9. APPEALS

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than thirty-six (36) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

- (i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,
- (ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.

ATTACHMENT 3

RESOLUTION OF INTENT TO INCUR BONDED INDEBTEDNESS

|--|

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF PERRIS TO INCUR BONDED INDEBTEDNESS IN THE AMOUNT NOT TO EXCEED \$17,500,000 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND) OF THE CITY OF PERRIS

WHEREAS, the City Council (the "Council") of the City of Perris, California (the "City") upon receipt of a petition (including consent and waiver) from BRPLD LLC, a Delaware limited liability company (the "Petition") as provided in Section 53318 of the Government Code of the State of California instituted proceedings to form Community Facilities District No. 2022-1 (Willowbend) of the City of Perris (the "Community Facilities District No. 2022-1" or the "District") pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the Government Code of the State of California (the "Act"), as amended, and pursuant to a resolution adopted by the Council on the date hereof to finance (1) the purchase, construction, modification, expansion, improvement or rehabilitation of certain real or other tangible property described in Exhibit "A" hereto and incorporated herein by this reference, including all furnishings, equipment and supplies related thereto; (2) the payment of development and other fees and the acquisition or construction of public facilities (collectively, the "Facilities"), which Facilities have a useful life of five years or longer; and (3) the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District (the "Incidental Expenses"); and

WHEREAS, in order to finance the Facilities and Incidental Expenses, the Council intends to authorize the issuance of bonds for the proposed District in the maximum aggregate principal amount of not to exceed \$17,500,000; and

WHEREAS, the repayment of the bonds of the District is to be secured by special taxes levied on taxable property in the District in accordance with Section 53328 of the Act, and excluding those properties exempted from taxation in the rate and method of apportionment for the District set forth in Exhibit "C" to the Council's Resolution of Intention to Establish Community Facilities District No. 2022-1 (Willowbend) and to Authorize the Levy of a Special Tax within said Community Facilities District, adopted on the date hereof;

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

- **Section 1.** Each of the above recitals is true and correct and is adopted by the Council and incorporated herein.
- **Section 2.** It is necessary to incur bonded indebtedness within the proposed boundaries of proposed Community Facilities District No. 2022-1 in the principal amount not to exceed \$17,500,000 to finance the costs of the Facilities and Incidental Expenses, as permitted by the Act.

- **Section 3.** The bonds for such proposed District will be issued for the purpose of financing the costs of the Facilities and the Incidental Expenses, including, but not limited to, the funding of reserve funds for the bonds, the financing of costs associated with the issuance of the bonds and all other costs and expenses necessary to finance the Facilities which are permitted to be financed pursuant to the Act.
- Section 4. It is the intent of the Council to authorize the sale of bonds for the District in the maximum aggregate principal amount of not to exceed \$17,500,000 and at a maximum interest rate not in excess of the maximum rate permitted by law at the time the bonds are issued. The term of the bonds shall be determined pursuant to a resolution of the Council acting in its capacity as the legislative body of the District authorizing the issuance of the bonds, but such term shall in no event exceed forty (40) years or such longer term as is then permitted by law.
- **Section 5.** A public hearing (the "Hearing") on the proposed debt issue shall be held on March 8, 2022 at 6:00 p.m. or as soon thereafter as practicable, at the chambers of the City Council of the City of Perris, 101 North "D" Street, Perris, California 92570.
- **Section 6.** At the Hearing at the time and place set forth above, any interested persons, including all persons owning land or registered to vote within the proposed District, may appear and be heard.
- **Section 7.** The City Clerk is hereby directed to publish a notice of the Hearing (the "Notice") pursuant to Section 6061 of the Government Code in a newspaper of general circulation circulated within the proposed District unless such notice is waived by the landowners. Such publication shall be completed at least seven (7) days prior to the date of the Hearing.
 - **Section 8.** This resolution of intention shall take effect upon its adoption.

ADOPTED, SIGNED and APPROVED this 25th day of January, 2022

	MAYOR OF THE CITY OF PERRIS
Attest:	
CITY CLERK OF THE CITY OF PERRIS	

By:______City Clerk

Exhibit A – Types of Facilities to be Financed

EXHIBIT A

TYPES OF FACILITIES TO BE FINANCED BY COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

The General Description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities;
- Park, recreational facilities, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees, sewer treatment and connection fees, water supply fees, water meter fees, water connection fees, storm drain fees, capital facilities' fees and other city or public agency fees and all capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses.
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.

- 2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.
- 3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the Report.

ATTACHMENT 4

LANDOWNER'S PETITION TO CREATE COMMUNITY FACILITIES DISTRICT

PETITION TO CREATE A COMMUNITY FACILITY DISTRICT (INCLUDING CONSENT AND WAIVER) AND CANCEL THE SPECIAL TAX LIEN OF IMPROVEMENT AREA NO. 1 AND NO. 2 COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PERRIS VALLEY VISTAS) OF THE CITY OF PERRIS

January 13, 2022

City Council of the City of Perris 101 N. D Street Perris, California 92570

Members of the City Council:

This letter shall serve as a formal petition (the "Petition") requesting that the City Council of the City of Perris (the "Council") institute proceedings pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5 of Part 1 of Division 2 of title 5 (commencing with Section 53311) of the California Government Code to create a new community facilities district and, concurrent with or immediately after the creation of the new community facilities district, dissolve Improvement Area No. 1 and Improvement Area No. 2 of Community Facilities District No. 2005-1 (Perris Valley Vistas) ("CFD No. 2005-1"). The undersigned landowner does hereby certify under penalty of perjury that the following statements are all true and correct:

- 1. This Petition is submitted by BRPLD LLC, a Delaware limited liability company (the "Petitioner"), as the record owner of 100% of the area of land proposed to be included within the new community facilities district and which is currently within Improvement Area No. 1 and Improvement Area No. 2 of CFD No. 2005-1 (the "Property"). The Property is identified in Exhibit A attached hereto and hereby made a part of this Petition.
- 2. The Petitioner has the power and authority to execute and deliver this Petition to the Council of the City of Perris (the "City") and to give the consent and waiver contained herein with respect to the community facilities district to be established under the Act and designated as "Community Facilities District No. 2022-1 (Willowbend) of the City of Perris" (the "District"), which such District will include the Property. Moreover, the Petitioner has taken all action necessary to cause this Petition to be executed and delivered on its behalf, and this Petition has been duly and validly executed and delivered on behalf of the Petitioner.
- 3. Petitioner desires to dissolve Improvement Area No. 1 and Improvement Area No. 2 of CFD No. 2005-1 and permanently remove the current special tax lien from the Property. In connection with the foregoing, Petitioner hereby requests that the Council institute proceedings pursuant to the Act to dissolve Improvement Area No. 1 and Improvement Area No. 2 of CFD No. 2005-1 and permanently remove the CFD No. 2005-1 special tax lien from the Property by recording a Notice of Cessation of Special Tax in the Riverside County Recorder's

Office for the Property prior to, concurrent with or immediately after the conclusion of the public hearing or special election for formation of the District.

- 4. The Petitioner hereby certifies that as of the date indicated opposite his/her signature, the landowner listed herein is the owner of all of the Property to be included in the District, which such boundary is further delineated in Exhibit A.
- 5. The Petitioner, pursuant to Section 53318 of the Act, hereby requests that the proceedings be commenced (i) to establish the District for the purpose of financing public facilities and fees of the City and/or the Eastern Municipal Water District described in Exhibit B hereto (the "Facilities") and the incidental expenses to be incurred in connection with financing the Facilities and forming and administering the District, (ii) to authorize the levy of special taxes within the District to finance the Facilities, (iii) to authorize the issuance of bonds of the District and (iv) to establish an appropriations limit for the District.
- 6. The Petitioner agrees that it has reviewed the proposed Rate and Method of Apportionment of Special Tax for the District (the "RMA") attached hereto as Exhibit C and made a part hereof, which RMA is proposed to be used by the City to levy the special tax in the District to pay for the Facilities and other authorized purposes. The final RMA will be approved at the completion of all proceedings to form the District by the City under the Act.
- 7. The Petitioner hereby requests that the special elections to be held under the Act to authorize the special taxes, to authorize the issuance of the bonds and to establish an appropriations limit for the District be consolidated into a single election.
- 8. In accordance with the provisions of the Act, and specifically Sections 53326(a) and 53327(b) thereof allowing certain time and conduct requirements relative to a special landowner election to be waived with the unanimous consent of all the landowners to be included in a community facilities district and concurrence of the election official conducting the election, the Petitioner (i) expressly consents to the conduct of the special election at the earliest possible time following the adoption by the Council of a resolution of formation establishing the District and (ii) expressly waives any requirement to have the special election conducted within the time periods specified in Section 53326 of the Act or in the California Elections Code.
- 9. The Petitioner waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the Petitioner requests that the results of said election be canvassed and reported to the Council at the same meeting of the Council as the public hearing on the formation of the District or the next available meeting.
- 10. The Petitioner expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, as set forth in Section 53327 of the Act or required by the California Government Code or California Elections Code, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot.

- 11. The Petitioner expressly waives all notice and ballot requirements relating to hearings and special elections, whether by posting, publishing or mailing, and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures.
- 12. The Petitioner represents and warrants that there are no registered voters residing on the Property and that it is the legal owner of the fee interest in one hundred percent (100%) of the Property proposed to be included in the District and that no other person or entity is the legal owner of all or any portion of the fee interest in any of such property. The Petitioner warrants that there are no liens or encumbrances on the Property in the favor of any lender, including but not limited to any deeds of trust, mortgages, or liens of a similar nature.
- 13. The Petitioner represents and warrants that there is no outstanding debt on the Property.
- 14. The Petitioner represents and warrants that the execution of this Petition and the casting of ballots by the Petitioner at the property owner election for the formation of the District shall not constitute an event of default or delinquency under any existing financing documents entered into by Petitioner secured by the land owned by the Petitioner within the District, including any "due-on-encumbrance" clause.
- 15. The Petitioner agrees to cooperate with the City, its attorneys and consultants, and provide all information and disclosures reasonably required by the City disclosing the special tax to purchasers of property in the district that are subject to the special tax.
- 16. The Petitioner agrees to execute such additional or supplemental agreements as may be required by the City to provide for any actions and conditions under this Petition. The Petitioner further agrees that this Petition shall not be considered as filed with the City for purposes of commencing proceedings for the District under the Act unless and until deemed filed by the City in its absolute discretion.
- 17. It is the Petitioner's intention to proceed as quickly as possible with forming the District and permanently removing the CFD No. 2005-1 special tax lien from the Property.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, we hereunto set our hands this January 13, 2022.

BRPLD LLC, a Delaware limited liability company

By: Dave E. Bartlett, Vice President

The formation encompasses the following property owned by the Petitioner:

Assessor's Parcel Number(s):

320-460-001	320-461-014	320-462-006	320-470-023	320-480-020	320-482-005
320-460-002	320-461-015	320-462-007	320-470-024	320-480-021	320-482-006
320-460-003	320-461-016	320-462-008	320-470-025	320-480-022	320-482-007
320-460-004	320-461-017	320-462-009	320-470-026	320-480-023	320-482-008
320-460-005	320-461-018	320-462-010	320-470-027	320-480-024	320-482-009
320-460-006	320-461-019	320-462-011	320-470-028	320-480-025	320-482-010
320-460-007	320-461-020	320-462-012	320-470-029	320-481-001	320-482-011
320-460-008	320-461-021	320-470-001	320-470-030	320-481-002	320-483-001
320-460-009	320-461-022	320-470-002	320-470-031	320-481-003	320-483-002
320-460-010	320-461-023	320-470-003	320-470-032	320-481-004	320-483-003
320-460-011	320-461-024	320-470-004	320-480-001	320-481-005	320-483-004
320-460-012	320-461-025	320-470-005	320-480-002	320-481-006	320-483-005
320-460-013	320-461-026	320-470-006	320-480-003	320-481-007	320-483-006
320-460-014	320-461-027	320-470-007	320-480-004	320-481-008	320-483-007
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320-461-002	320-461-031	320-470-011	320-480-008	320-481-012	311-483-011
320-461-003	320-461-032	320-470-012	320-480-009	320-481-013	320-483-012
320-461-004	320-461-033	320-470-013	320-480-010	320-481-014	320-483-013
320-461-005	320-461-034	320-470-014	320-480-011	320-481-015	320-483-014
320-461-006	320-461-035	320-470-015	320-480-012	320-481-016	320-490-001
320-461-007	320-461-036	320-470-016	320-480-013	320-481-017	320-490-002
320-461-008	320-461-037	320-470-017	320-480-014	320-481-018	320-490-003
320-461-009	320-462-001	320-470-018	320-480-015	320-481-019	320-490-004
320-461-010	320-462-002	320-470-019	320-480-016	320-482-001	320-490-005
320-461-011	320-462-003	320-470-020	320-480-017	320-482-002	320-490-006
320-461-012	320-462-004	320-470-021	320-480-018	320-482-003	320-490-007
320-461-013	320-462-005	320-470-022	320-480-019	320-482-004	320-490-008

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             320-571-004
                           320-571-033
                                         320-572-025
320-490-037
             320-571-005
                           320-571-034
                                         320-572-026
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The address of the above owner for receiving notices is:

Attention: Nicole Burdette BRPLD LLC

3200 Park Center Drive, Suite 1000

Costa Mesa, CA 92626

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PERRIS THIS ______ DAY OF JANUARY, 2022.

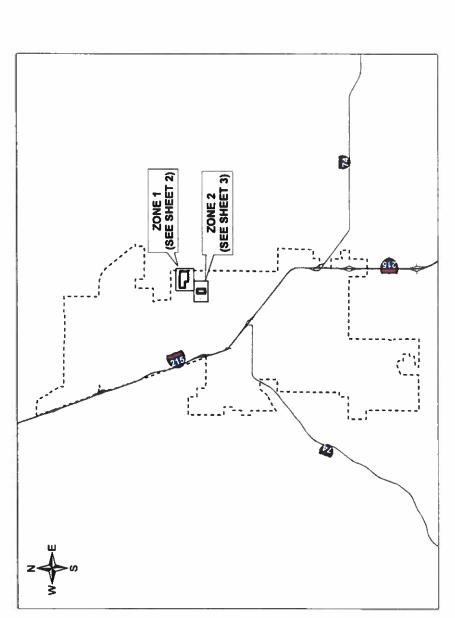
City Clerk	

EXHIBIT A PROPOSED BOUNDARY OF THE DISTRICT

[SEE ATTACHED]

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



Legend
...... City of Perris Boundary
...... Highways

FILED IN THE OFFICE OF THE CITY CLERK THIS DAY OF 1 HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BIOUNDARIES OF COMMUNATY FACULTIES DISTRICT NO. 2022.1 (MILLODARION), CITY OF PERRIS. COLMAT OF RIVERSIDE, STATE OF CALIFORNA, WAS APPROVED BY THE CITY COLMACIL OF THE CITY OF PERRIS AT A RECOLLAR MEETING THEREOF, HELD ON THE ONLY OF PERRIS AT A RECOLLAR MEETING THEREOF, HELD ON NO.

CITY CLERK CITY OF PERRIS FILED THIS DAY OF 20 AT THE HOUR OF OCCUPIES OCCUPIES OCCUPIES AND COMMUNITY FACILITIES OCCUPIES AT PAGE (S) THE COUNTY RECORDER, COUNTY OF REVERSIDE, STATE OF CALLEGNAM.

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY DEPUTY COUNTY RECORDER COUNTY OF RIVERSIDE STATE OF CALIFORNIA THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE RYERSIDE COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



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Map Reference Number

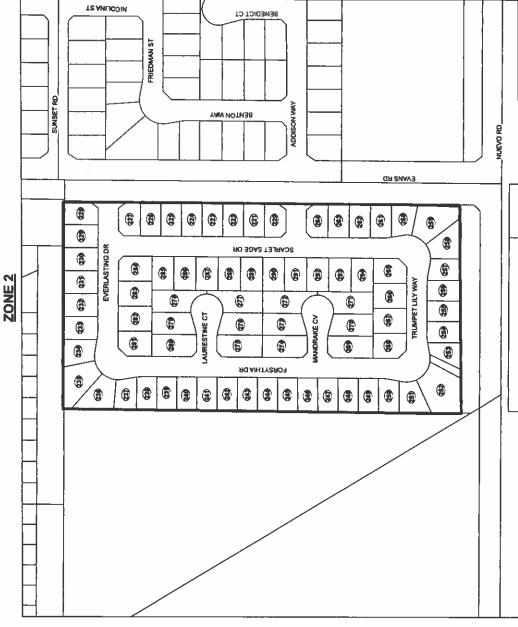
CFD 2022-1 Zone1

Legend

WILLDAN Financial Services

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

CITY OF PERRIS
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA





Legend
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Map Reference Number

MAP OF PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

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CITY OF PERRIS
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320-470-026	8	320-470-025	9	320-461-018	190	320-490-024	*
330-470-027	2	320-470-026	2	320-481-019	161	320-490-025	*
350-470-0238 149 320-442-002 193 194 195 194 195	92	320-470-027	142	320-462-001	192	320-490-026	24
320-470-029 144 320-482-003 194 195	93	320-470-028	143	320-462-002	193	320-490-027	24
320-470-030 145 320-482-004 195	×	320-670-029	144	320-463-003	194	320-490-028	*
304-470-013	95	320-470-030	145	320-462-004	195	320-490-028	×
320-470-032 147 320-442-005 197 198 130-442-001 199 199 199 199 199 199 199 199 199	%	320-470-031	146	320-462-005	196	320-490-030	7₹
320-480-001 148 320-482-007 1598 170-480-003 150 150 150-482-009 150 170-482-009 200 1	97	320-470-032	147	320-482-006	197	320-490-031	7
320-480-002 149 320-482-008 199 320-482-009 200	88	320-480-001	148	320-482-007	198	320-690-032	7
320-480-003 150 320-482-009 200	66	320-480-002	149	320-482-008	199	320-490-033	24
	100	330-460-003	150	320-482-009	902	320-490-034	25

ASSESSOR'S PARCEL NUMBER	320-571-024	320-571-025	320-571-026	320-571-027	320-571-028	320-571-029	320-573-030	320-571-031	320-571-032	320-571-033	320-573-034	320-571-035	320-571-036	320-573-037	320-572-001	320-572-002	320-572-003	320-572-004	320-572-005	320-572-006	320-572-007	320-572-008	320-572-009	320-572-010	320-572-011	320-572-012	320-572-013	320-572-014	320-572-015	320-572-016	320-572-017	320-572-018	320-572-019	320-572-020	320-572-021	330-572-022	330-572-023	320-572-024	320-572-025	320-572-026	320-572-027	320-572-028	320-572-029	320-572-030	
MAP REFERENCE NUMBER	×	252	EX3	254	SS	952	257	258	259	760	261	292	263	764	\$92	366	267	268	369	270	27.1	m	273	27.4	275	276	717	278	279	280	781	282	283	284	282	582	- FR	288	289	92	162	282	293	ž	
ASSESSOR'S PARCEL NUMBER	320-490-035	320-490-036	320-490-037	320-490-038	320-490-039	320-490-040	320-490-041	320-491-001	320-491-002	320-491-003	320-491-004	320-491-005	320-491-006	320-491-007	320-491-008	320-491-009	320-491-010	320-491-011	320-491-012	320-570-001	320-570-002	320-570-003	320-570-004	320-570-005	320-570-006	320-570-007	320-570-006	320-571-001	320-571-002	320-571-003	320-573-004	320-571-005	320-571-006	320-571-007	320-571-008	320-571-009	320-571-010	320-571-011	320-571-012	320-571-013	320-571-014	320-571-015	320-571-016	320-571-017	444 444



EXHIBIT B

TYPES OF PUBLIC FEES AND FACILITIES

The General Description of the Facilities that may be acquired or constructed is as follows:

- Street facilities, including, but not limited to, major arterials, highways, bridge facilities, regional transportation facilities and streets, intersections, access ramps, roadways, sidewalk, curb, gutters, striping, lighting, traffic signalization, signage, landscaping of public streets and rights-of-way and appurtenant facilities;
- Storm control facilities, including, but not limited to, storm drains, channels, detention, headwalls, riprap pads, water quality basins, retention and/or catch basins and appurtenant facilities;
- Sewer improvements, sanitary sewers, including, but not limited to, lift stations, force mains, pump stations, transmission and main lines, valves, and appurtenant facilities;
- Domestic water facilities, including, but not limited to, reservoirs, pump stations, transmission lines, distribution facilities, main lines, valves, fire hydrants and appurtenant facilities:
- Park, recreational facilities, trails, open space and appurtenant facilities;
- Impact and other City or public agency fees, including but not limited to, Transportation
 Uniform Mitigation Fees, Development Impact Fees, school fees, water fees, drainage fees,
 sewer treatment and connection fees, water supply fees, water meter fees, water connection
 fees, storm drain fees, capital facilities' fees and other city or public agency fees and all
 capital facilities which are part of these fee programs and capital improvement programs;
- Incidental expenses;
- City facilities.

OTHER

The District may also finance any of the following:

1. Bond related expenses, including underwriters' discount, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel, special tax consultant fees and expenses, dissemination agent fees and all other incidental expenses.

- 2. Administrative fees of the City and the Bond trustee or fiscal agent related to the District and the Bonds.
- 3. Reimbursement of costs related to the formation of the District advanced by the City or any related entity, or any landowner or developer within the District, as well as reimbursement of any costs advanced by the City or any related entity, or any landowner or developer within the District, for facilities or other purposes or costs of the District.

This description of the public capital facilities is general in nature. The final nature and location of improvements and facilities will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the facilities provide a service substantially similar to that as set forth in the city officer's report, containing a brief description of the facilities which will be required to adequately meet the needs of the District.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

[SEE ATTACHED]

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2022-1 (WILLOWBEND)

A Special Tax shall be levied on all Taxable Property within the boundaries of Community Facilities District No. 2022-1 (Willowbend) of the City of Perris ("CFD No. 2022-1") and collected each Fiscal Year commencing in Fiscal Year 2022-23, in an amount determined by the CFD Administrator through the application of the procedures described below. All of the real property within CFD No. 2022-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

1. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map. An Acre means 43,560 square feet of land.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs related to the administration of CFD No. 2022-1 including, but not limited to: the costs of preparing and computing the Annual Special Tax (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City, the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-1, or any designee thereof complying with arbitrage rebate requirements, including without limitation rebate liability costs and periodic rebate calculations; the costs to the City, CFD No. 2022-1, or any designee thereof complying with disclosure or reporting requirements of the City or CFD No. 2022-1, associated with applicable federal and State laws; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs to the City, CFD No. 2022-1, or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2022-1 for any other administrative purposes of CFD No. 2022-1, including attorney's fees and other costs related to commencing and pursuing any foreclosure of delinquent Special Taxes.

"Annual Special Tax" means the Special Tax actually levied in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

[&]quot;Assessor" means the Assessor of the County of Riverside.

- "Assessor's Parcel Map" means an official map of the Assessor designating parcels by Assessor's Parcel Number.
- "Assessor's Parcel Number" means the number assigned to an Assessor's Parcel by the County for purposes of identification.
- "Assigned Special Tax" means the Special Tax of that name described in Section 3.A below.
- "Backup Special Tax" means the Special Tax of that name described in Section 3.B below.
- "Bonds" means any bonds or other Debt of CFD No. 2022-1, whether in one or more series, secured by the levy of Special Taxes.
- "Boundary Map" means the map of the boundaries of CFD No. 2022-1 recorded on _____ in the Riverside County Recorder's Office in Book __, Page __, of Maps of Assessments and Community Facilities Districts (instrument number ___-).
- "Building Permit" means a building permit for construction of a Residential Unit within CFD No. 2022-1 issued by the City.
- "Building Square Footage" means all of the square footage of usable area within the perimeter of a primary residential structure, not including any carport, walkway, garage, overhang, or similar area. The determination of Building Square Footage shall be made by reference to the Building Permit(s) issued for such Assessor's Parcel and/or by reference to appropriate records kept by the City.
- "Calendar Year" means the period commencing January 1 of any year and ending the following December 31.
- "CFD Administrator" means an authorized representative of the City, or designee thereof, responsible for determining the Special Tax Requirement, for preparing the Annual Special Tax roll and/or calculating the Backup Special Tax.
- "CFD No. 2022-1" means the Community Facilities District No. 2022-1 (Willowbend) of the City of Perris.
- "City" means the City of Perris, California.
- "Council" means the City Council of the City acting as the legislative body of CFD No. 2022-1 under the Act.
- "County" means the County of Riverside, California.
- "Debt" means any binding obligation to pay or repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts.
- "Debt Service" means for each Fiscal Year, the total amount of principal and interest payable on any Outstanding Bonds during the Calendar Year commencing on January 1 of such Fiscal Year.
- "Developed Property" means for each Fiscal Year, all Taxable Property, exclusive of Provisional Property, for which a Building Permit was issued prior to May 1 of the previous Fiscal Year. An Assessor's Parcel classified as Developed Property but for which the Building Permit that caused such Assessor's Parcel to be classified as Developed Property has been cancelled and/or voided prior to the Fiscal Year for which Special Taxes are being levied shall be reclassified as

Undeveloped Property, provided that the levy of the Annual Special Tax after such reclassification shall not be less than 1.1 times the annual Debt Service less Administrative Expenses on all Outstanding Bonds. If Bonds have not been issued, an Assessor's Parcel classified as Developed Property for which such a Building Permit has been cancelled and/or voided shall be reclassified as Undeveloped Property.

"Exempt Property" means for each Fiscal Year, all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section 8 below.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period starting on July 1 and ending the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Class" means any of the classes listed in Table 1 under Section 3 below.

"Lot" means a parcel created by a Final Map on which a Residential Unit can be constructed.

"Lower Income Households Welfare Exemption Property" means, for each Fiscal Year, an Assessor's Parcel that is entitled to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County Assessor's roll finalized as of January 1 of the previous Fiscal Year; provided that such property is not exempt from the Special Tax if debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption, in which case the property shall remain subject to the Special Tax and the Special Tax shall be enforceable against the property.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Sections 3.C and 3.D below, which may be levied in a given Fiscal Year on such Assessor's Parcel of Taxable Property.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for the purpose of constructing one or more non-residential units or facilities.

"Outstanding Bonds" means all Bonds, which are deemed to be outstanding under the Indenture.

"Prepayment Amount" means the amount required to prepay the Annual Special Tax obligation in full for an Assessor's Parcel as described in Section 6.A below.

"Property Owner Association Property" means any Assessor's Parcel within the boundaries of CFD No. 2022-1 owned in fee by a property owner association, including any master or sub-association.

"Proportionately" or "Proportionate" means for Developed Property, that the ratio of the actual Special Tax levy to the applicable Assigned Special Tax or Backup Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is

equal for all Assessor's Parcels of Undeveloped Property. "Proportionately" may similarly be applied to other categories of Taxable Property as listed in Section 4 below.

"Provisional Property" means all Assessor's Parcels of Public Property, Property Owner Association Property or property that would otherwise be classified as Exempt Property pursuant to the provisions of Section 8, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section 8.

"Provisional Welfare Property" means all Assessor's Parcels of Lower Income Households Welfare Exemption Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section H, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage as set forth in Section H.

"Public Property" means any property within the boundaries of CFD No. 2022-1, which is owned by, or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency; provided however that any property owned by a public agency and leased to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use.

"Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing one or more Residential Units.

"Residential Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental, separate from adjacent residential dwelling units. This definition does not include Accessory Dwelling Units as defined in the State of California Government Code section 65852.2.

"Special Tax" means any special tax levied within CFD No. 2022-1 pursuant to the Act and this Rate and Method of Apportionment of Special Tax.

"Special Tax Obligation" means the total obligation of an Assessor's Parcel of Taxable Property to pay the Special Tax for the remaining life of CFD No. 2022-1.

"Special Tax Requirement" means that amount required in any Fiscal Year to: (i) pay regularly scheduled Debt Service on all Outstanding Bonds; (ii) pay periodic costs on the Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on the Outstanding Bonds; (iii) pay Administrative Fees and Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) accumulate funds to pay directly for acquisition or construction of facilities provided that the inclusion of such amount does not cause an increase in the Special Tax to be levied on Undeveloped Property; and (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (vii) a credit for funds available to reduce the Annual Special Tax levy, as determined by the CFD Administrator pursuant to the Indenture.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2022-1, which are not exempt from the levy of the Special Tax pursuant to law or Section 8 below.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property or Provisional Property.

"Zone" means, as the context requires, either Zone 1 or Zone 2.

"Zone 1" means all property located within the area identified as Zone 1 in the Boundary Map.

"Zone 2" means all property located within the area identified as Zone 2 in the Boundary Map.

2. LAND USE CLASSIFICATION

Each Fiscal Year, beginning with Fiscal Year 2022-23, each Assessor's Parcel within CFD No. 2022-1 shall be assigned to Zone 1 or Zone 2 and classified as Taxable Property or Exempt Property. In addition, all Taxable Property shall further be classified as Developed Property, Undeveloped Property, Provisional Welfare Property, or Provisional Property, and all such Taxable Property shall be subject to the levy of Special Taxes in accordance with this Rate and Method of Apportionment of Special Tax determined pursuant to Sections 3 and 4 below. Furthermore, each Assessor's Parcel of Developed Property shall be classified according to its applicable Land Use Class based on its Building Square Footage.

3. SPECIAL TAX RATES

A. Assigned Special Tax for Developed Property and Provisional Welfare Property

The Assigned Special Tax applicable to an Assessor's Parcel classified as Developed Property or Provisional Welfare Property commencing in Fiscal Year 2022-23 shall be determined pursuant to Table 1 below.

Table 1
Assigned Special Tax Rates

Zone	Land Use Class	Land Use Type	Building Square Footage	Assigned Special Tax Per Residential Unit
1	1	Residential Property	> 2,500	\$2,918
1	2	Residential Property	2,301 – 2,500	\$2,814
1	3	Residential Property	2,101 – 2,300	\$2,765
1	4	Residential Property	≤ 2,100	\$2,623
2	1	Residential Property	> 2,000	\$2,468
2	2	Residential Property	1,801 – 2,000	\$2,393
2	3	Residential Property	≤ 1,800	\$2,292

Each July 1, commencing July 1, 2023, the Assigned Special Tax rates for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

B. Backup Special Tax for Developed Property and Provisional Welfare Property

The Backup Special Tax for Developed Property and Provisional Welfare Property commencing in Fiscal Year 2022-23 shall be \$14,545 per Acre for property within Zone 1 and \$15,684 per Acre for Property within Zone 2. Each July 1, commencing July 1, 2023, the Backup Special Tax rates for Developed Property and Provisional Welfare Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

For the purpose of calculating the Backup Special Tax, the land area applicable to a Condominium shall be computed from the Acreage of the Lot on which the Condominium is located, with the Acreage for such Lot allocated equally among all of the Condominiums located or to be located on such Lot.

C. Maximum Special Tax for Developed Property and Provisional Welfare Property

The Maximum Special Tax for Developed Property and Provisional Welfare Property shall be the greater of the Assigned Special Tax for Developed Property or the Backup Special Tax for Developed Property and Provisional Welfare Property.

D. Maximum Special Tax for Provisional Property and Undeveloped Property

The Maximum Special Tax for Provisional Property and Undeveloped Property commencing in Fiscal Year 2022-23 shall be \$14,545 per Acre for property within Zone 1 and \$15,684per Acre for Property within Zone 2. Each July 1, commencing July 1, 2023, the Maximum Special Tax rates for Provisional Property and Undeveloped Property shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

4. METHOD OF APPORTIONMENT

For each Fiscal Year, commencing Fiscal Year 2022-23, the CFD Administrator shall levy the Special Tax on all Taxable Property in accordance with the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property in an amount up to 100% of the applicable Assigned Special Tax as necessary to satisfy the Special Tax Requirement;

Step 2: If additional monies are needed to satisfy the Special Tax Requirement after Step 1 has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

Step 3: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax amount determined in Step 1 shall be increased Proportionately on each Assessor's Parcel of Developed Property up to 100% of the Maximum Special Tax for Developed Property;

Step 4: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Welfare Property up to 100% of the Maximum Special Tax for Provisional Welfare Property;

Step 5: If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Property up to 100% of the Maximum Special Tax for Provisional Property;

Notwithstanding the above, under no circumstances will the Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of a delinquency or default in the payment of the Special Tax applicable to any other Assessor's Parcel within CFD No. 2022-1 by more than ten percent (10%) above what would have been levied in the absence of such delinquencies or defaults.

5. COLLECTION OF SPECIAL TAXES

Collection of the Annual Special Tax shall be made by the County in the same manner as ordinary ad valorem property taxes are collected and the Annual Special Tax shall be subject to the same penalties and the same lien priority in the case of delinquency as ad valorem taxes; provided, however, that the Council may provide for (i) other means of collecting the Special Tax, including direct billings thereof to the property owners; and (ii) judicial foreclosure of delinquent Annual Special Taxes.

6. PREPAYMENT OF SPECIAL TAX OBLIGATION

A. Prepayment in Full

Property owners may prepay and permanently satisfy the Special Tax Obligation by a cash settlement with the City as permitted under Government Code Section 53344. The following definitions apply to this Section 6:

"CFD Public Facilities Costs" means \$13,000,000 or such lower number as (i) shall be determined by the CFD Administrator as sufficient to acquire or construct the facilities to be financed under the Act and financing program for CFD No. 2022-1, or (ii) shall be determined by the Council concurrently with a covenant that it will not issue any more Bonds (except refunding bonds).

"Construction Fund" means the fund (regardless of its name) established pursuant to the Indenture to hold funds, which are currently available for expenditure to acquire or construct the facilities or pay fees authorized to be funded by CFD No. 2022-1.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) costs previously paid from the Construction Fund to acquire or construct the facilities, (ii) monies currently on deposit in the Construction Fund, and (iii) monies currently on deposit

in an escrow or other designated fund that are expected to be available to finance CFD Public Facilities Costs.

"Outstanding Bonds" means all Previously Issued Bonds, which remain outstanding as of the first interest and/or principal payment date following the current Fiscal Year excluding Bonds to be redeemed at a later date with proceeds of prior Special Tax prepayments.

"Previously Issued Bonds" means all Bonds that have been issued prior to the date of prepayment.

The Special Tax Obligation applicable to an Assessor's Parcel of Developed Property, or Undeveloped Property for which a Building Permit has been issued may be prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein, provided that a prepayment may be made with respect to a particular Assessor's Parcel only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment or the delinquent special taxes are paid off concurrently with the prepayment to the satisfaction of the CFD Administrator. An owner of an Assessor's Parcel eligible to prepay the Special Tax Obligation shall provide the CFD Administrator with written notice of intent to prepay, and designate or identify the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the Prepayment Amount for such Assessor's Parcel within thirty (30) days of the request, and may charge a reasonable fee for providing this service. Prepayment must be made at least 60 days prior to any redemption date for the CFD No. 2022-1 Bonds to be redeemed with the proceeds of such prepaid Special Taxes, unless a shorter period is acceptable to the Trustee and the City.

The Prepayment Amount (defined below) shall be calculated for each applicable Assessor's Parcel or group of Assessor's Parcels as summarized below (capitalized terms as defined below):

Bond Redemption Amount
plus Redemption Premium
plus Future Facilities Prepayment Amount
plus Defeasance Amount
plus Prepayment Administrative Fees and Expenses
less Reserve Fund Credit
less Capitalized Interest Credit
Total: equals Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined in Step 14 below) shall be calculated as follows:

Step No.:

- 1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
- 2. For Assessor's Parcels of Developed Property, determine the Maximum Special Tax. For Assessor's Parcels of Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has already been issued for that Assessor's Parcel.

- 3. Divide the Maximum Special Tax computed pursuant to paragraph 2 by the total expected Maximum Special Tax revenue for CFD No. 2022-1 assuming all Building Permits have been issued (build-out) within CFD No. 2022-1, excluding any Assessor's Parcels for which the Special Tax Obligation has been previously prepaid.
- 4. Multiply the quotient computed pursuant to paragraph 3 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid for all applicable parcels and round that amount up to the nearest \$5,000 increment (the "Bond Redemption Amount").
- 5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (expressed as a percentage), if any, on the Outstanding Bonds to be redeemed at the first available call date (the "Redemption Premium").
- 6. Compute the Future Facilities Costs.
- 7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Prepayment Amount").
- 8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the expected redemption date for the Outstanding Bonds which, depending on the Indenture, may be as early as the next interest payment date, but the redemption date may be any date determined by the CFD Administrator as convenient and appropriate and permitted by the Indenture and does not have to be the next interest payment date.
- 9. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Prepayment Amount and the Prepayment Administrative Fees from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
- 10. Subtract the amount computed in paragraph 9 from the amount computed in paragraph 8 (the "Defeasance Amount").
- 11. Calculate the administrative fees and expenses of CFD No. 2022-1, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2022-1, and the costs of recording any notices to evidence the prepayment and the redemption (the "Prepayment Administrative Fees").
- 12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment calculation date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if, after the Prepayment Amount is calculated, reserve funds are below 100% of the reserve requirement.

- 13. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").
- 14. The amount to prepay the Special Tax Obligation is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 10, and 11, less the amounts computed pursuant to paragraphs 12 and 13 (the "Prepayment Amount").
- 15. From the Prepayment Amount, the sum of the amounts computed pursuant to paragraphs 4, 5, and 10, less the amounts computed pursuant to paragraphs 12 and 13 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make Debt Service payments. The amount computed pursuant to paragraph 7 shall be deposited into the Construction Fund. The amount computed pursuant to paragraph 11 shall be retained by CFD No. 2022-1.

The Prepayment Amount may be sufficient to redeem an amount other than a \$5,000 increment of CFD No. 2022-1 Bonds. In such cases, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to redeem CFD No. 2022-1 Bonds to be used with the next prepayment of CFD No. 2022-1 Bonds.

The CFD Administrator will confirm that all previously levied Special Taxes have been paid in full. With respect to any Assessor's Parcel for which the Special Tax Obligation is prepaid in full, once the CFD Administrator has confirmed that all previously levied Special Taxes have been paid, the Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Special Tax and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

B. Partial Prepayment

The Special Tax on an Assessor's Parcel of Developed Property or Undeveloped Property for which a building permit has been issued may be partially prepaid. The amount of the prepayment shall be calculated as in Section 6.A.; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (Pe-A) \times F+A$$

These terms have the following meaning:

PP = the partial prepayment

 P_E = the Prepayment Amount calculated according to Section 6.A F = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax Obligation

A = the Prepayment Administrative Fees and Expenses from Section 6.A

The owner of any Assessor's Parcel who desires such partial prepayment shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax Obligation, (ii) the percentage by which the Special Tax Obligation shall be prepaid, and (iii) the company or agency that will be acting as the escrow agent, if any. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax Obligation for an Assessor's Parcel within sixty (60) days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall (i) distribute the funds remitted to it according to Section 6.A., and (ii) indicate in the records of CFD No. 2022-1 that there has been a partial prepayment of the Special Tax Obligation and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (1.00 - F) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the aggregate amount of Maximum Special Taxes less Administrative Expenses that may be levied on Taxable Property, respectively, after the proposed partial prepayment is at least 1.1 times the Debt Service on all Outstanding Bonds in each Fiscal Year.

7. TERM OF SPECIAL TAX

The Special Tax shall be levied as long as necessary to meet the Special Tax Requirement for a period not to exceed fifty (50) Fiscal Years commencing with Fiscal Year 2022-23, provided however that the Special Tax will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined that all required interest and principal payments on CFD No. 2022-1 bonds have been paid.

8. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property (i) Assessor's Parcels of Public Property, (ii) Assessor's Parcels of Property Owner Association Property, or (iii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Lower Income Households Welfare Exemption Property, and (vi) Assessor's Parcels of Developed Property classified as Non-Residential Property as determined reasonably by the CFD Administrator, provided that no such classification would reduce the sum of all Taxable Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or less than 10.64 Acres in Zone 2. Assessor's Parcels of Lower Income Households Welfare Exemption Property which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable

Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or 10.64 Acres in Zone 2 shall be classified as Provisional Welfare Property and will continue to be subject to the CFD No. 2021-1 Special Taxes accordingly. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the sum of all Taxable Property in CFD No. 2022-1 to less than 39.82 Acres in Zone 1 or 10.64 Acres in Zone 2 shall be classified as Provisional Property and will continue to be subject to the CFD No. 2022-1 Special Taxes accordingly. Tax exempt status for the purpose of this paragraph will be assigned by the CFD Administrator in the chronological order in which property becomes eligible for classification as Exempt Property, for each Zone.

If the use of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in the first paragraph of Section 8 above that would make such Assessor's Parcel eligible to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property.

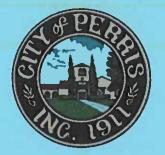
9. APPEALS

Any landowner who pays the Special Tax and claims the amount of the Special Tax levied on his or her Assessor's Parcel is in error shall first consult with the CFD Administrator regarding such error not later than thirty-six (36) months after first having paid the first installment of the Special Tax that is disputed. If following such consultation the CFD Administrator determines that an error has occurred, then the CFD Administrator shall take any of the following actions, in order of priority, in order to correct the error:

- (i) Amend the Special Tax levy on the landowner's Assessor's Parcel(s) for the current Fiscal Year prior to the payment date,
- (ii) Require the CFD to reimburse the landowner for the amount of the overpayment to the extent of available CFD funds, or
- (iii) Grant a credit against, eliminate or reduce the future Special Taxes on the landowner's Assessor's Parcel(s) in the amount of the overpayment.

If following such consultation and action by the CFD Administrator the landowner believes such error still exists, such person may file a written notice of appeal with the City Council. Upon the receipt of such notice, the City Council or designee may establish such procedures as deemed necessary to undertake the review of any such appeal. If the City Council or designee determines an error still exists, the CFD Administrator shall take any of the actions described as (i), (ii) and (iii) above, in order of priority, in order to correct the error.

The City Council or designee thereof shall interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguities and make determinations relative to the administration of the Special Tax and any landowner appeals. The decision of the City Council or designee shall be final.



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

Compliance with Developer Fee Reporting Requirements of Section

66006 (AB 1600) of the Government Code

REQUESTED ACTION:

Receive and File the AB 1600 Report for the Fiscal Year Ended June

30, 2021, and Adopt the Resolution to Reaffirm the Necessity of

Developer Fees

CONTACT:

Ernie Reyna, Deputy City Manager ER

BACKGROUND/DISCUSSION:

California Government Code Section 66000 et seq., also known as AB1600, became effective in 1989.

To meet compliance requirements of AB1600, the City must

a. Spend or commit development impact fees within five years of collecting them; or

b. Adopt a resolution that makes a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed.

The City collects development impact fees as described in attachment #1 to this report. For the year ended June 30, 2021, the City has spent or committed all development impact fees within five years of collection and last adopted a resolution on January 10, 2017 to reaffirm the necessity of developer fees.

AB1600 also requires that the City make available to the public a report on developer fees within 180 days of the close of the fiscal year. The required report consists of a brief description of the fee type in the account or fund, the amount of the fee, the beginning and ending balance of the account or fund, the amount of fees collected and the interest earned. This information is contained in attachments #1 and #2 to this report.

BUDGET (or FISCAL) IMPACT: None.

Prepared by:

Adrienne Morales, Account II

REVIEWED BY:

City Attorney
Assistant City Manager
Deputy City Manager

Attachments:

- 1. Development Impact Fee Descriptions
- 2. Development Impact Fee Summary
- 3. Resolution to Reaffirm the Necessity of Developer Fees

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

ATTACHMENT 1 DEVELOPMENT IMPACT FEE DESCRIPTIONS

CITY OF PERRIS

Development Impact Fee Descriptions

Community Amenities:

Fees collected for payment of the estimated and actual costs of acquiring and constructing additional public facilities and improving existing public facilities to meet demand of future development.

Police:

Fees collected for payment of the estimated and actual costs of acquiring and/or constructing additional law enforcement facilities, purchase additional support equipment and vehicles for increased staff associated with future development.

Fire:

Fees collected for payment of the estimated and actual costs of acquiring and/or constructing additional Fire Department enforcement facilities, purchase additional support equipment and vehicles for increased staff associated with future development.

Parks:

Fees collected for the payment of the estimated and actual costs of acquiring land, and designing and constructing parks and recreational facilities on land acquired for park and recreational purposes associated with future development.

Non-Residential Industrial Parks:

Fees collected from industrial developers for the payment of the estimated and actual costs of acquiring land, and designing and constructing parks and recreational facilities on land acquired for park and recreational purposes associated with future development that will assist in costs not covered by parks DIF.

Library:

Fees collected for the payment of the estimated and actual costs of acquiring and/or constructing and improving library facilities associated with future development.

Transportation:

Fees collected for the payment of estimated and actual costs of acquiring additional right of ways for new public street improvements and acquiring and installing new traffic control systems and improving the existing street networks and traffic control systems to accommodate the increase in traffic demands associated with future development.

Government Services:

Fees collected for the payment of estimated and actual costs of acquiring and/or constructing and improving additional general government and public maintenance services facilities associated with future development.

Administration:

Fees collected for the payment of actual or estimated costs of staff time associated with fee collection, maintenance of funds into which the fees are deposited, and preparation of the annual reports required per the Government Code.

Public Improvements:

Fees collected for the payment of actual or estimated costs of acquiring, installing or constructing public facilities and other appropriate costs to mitigate the direct and cumulative impacts associated with future development.

Public Art:

Fees collected for the payment of estimated and actual costs of establishing public art projects throughout the city and to provide art enrichment related activities for the community.

North Perris Road and Bridge Benefit District:

Fees collected for the payment of estimated and actual costs of specific regional road and bridge improvements to accommodate the increase in traffic demands associated with future development within the boundaries of the District.

ATTACHMENT 2 DEVELOPMENT IMPACT FEE SUMMARY

City of Perris Development Impact Fee Summary Project Summary as of June 30, 2021

PROJECT LIST	Projected Total Cost	Development Impact Fee (DIF)	DIF Funded %	Projected Completion
Community Amenities & DA Fee				
City Building Improvements	1,574,019.90	333,000.00	21%	Ongoing
Goetz Road Improvements	13,763,872	297,571	2%	2022/2023
Park Restrooms	1,070,000	27,000	3%	Completed
Stater Building Renovation	1,350,000	1,200,000	89%	Completed
Perris Valley S.D. Channel Trail	2,292,433	332,354	14%	Completed
Perris Valley S.D. Channel Trail PhsII	3,204,000	200,000	6%	2022/2023
Enchanted Heights Park	9,614,748	4,112	0%	2022/2023
Senior Center Renovation PH 3	457,888	115,832	25%	Completed
	33,326,960	2,509,869		•
Library				
Cesar Chavez Library	220,000	220,000	100%	Completed
Cesar Chavez Library Property Expansion	275,444	275, 444	100%	Completed
Library Donation	25,000	25,000	100%	2020/2021
Perris Bank Improvements	31,590	31,590	100%	2020/2021
	552,034	552,034		
Police				
No current Pojects				
		-		
Fire				
No current Pojects				
Parks				
Perris Valley Storm Channel	2,292,433	638,704	28%	Completed
Enchanted Heights Park	9,614,748	35,821	0%	2022/2023
Morgan Street Park	6,100,886	865,350	14%	2022/2023
 	18,008,067	1,539,875	_ ,,,	

City of Perris Development Impact Fee Summary Project Summary as of June 30, 2021

PROJECT LIST	Projected Total Cost	Development Impact Fee (DIF)	DIF Funded %	Projected Completion
Non Residential Industrial Parks				
Linear Park Lighting	450,000	450,000	100%	Completed
Perris Valley S.D. Channel	2,292,433	167,646	7%	Completed
Enchanted Heights Park	9,614,748	432,573	4%	2022/2023
Morgan Street Park	6,100,886	2,425,536	40%	2022/2023
Senior Center Renovation PH 3	457,888	150,000	33%	Completed
Goetz Park	2,400,000	2,400,000	100%	Completed
Copper Creek	1,050,000	50,000	5%	2022/2023
Dog Parks	149,950	75,000	50%	Completed
Banta Beatty Park	40,000	40,000	100%	2021/2022
Parks & Recreation Master Plan	184,000	150,000	82%	2021/2022
	22,739,905	6,340,755		·
Transportation				
Annual Slurry Seal Program	14,602,241	254,339	2%	Ongoing
Case Road Bridges	1,600,000	1,600,000	100%	2023/2024
D Street Renovations	5,217,029	3,514,339	67%	2022/2023
Goetz Road Improvements	13,763,872	2,000,000	15%	2022/2023
Miscellaneous Flood Control Improvements	141,000	86,000	61%	Ongoing
Perris Blvd Widening over I-215 Bridge/Case	6,546,577	327,101	5%	2021/2022
Placentia Interchange	59,564	40,000	67%	2021/2022
Wilson Street/Signal Improvements	753,453	450,000	60%	2021/2022
Perris Blvd Corridor Safety Improvements	1,350,300	150,000	11%	2022/2023
Ethanac Rd/Case Rd Signal Modification	250,000	250,000	100%	2021/2022
Morgan Park Phs 2.1 Connector	900,000	900,000	100%	2022/2023
Perris Blvd/Nuevo Rd Drainage	200,000	200,000	100%	2022/2023
Orange Ave/Perris Blvd Signal Modification	500,000	500,000	100%	2022/2023
Perris Blvd Widening Phase II-4th to 11th	2,700,552	241,001	9%	2023/2024
San Jacinto Ave Connection	5,000,000	5,000,000	100%	2022/2023
Citywide Safety Improvements	2,000,000	1,726,920	86%	Ongoing
Traffic Signal: Redlands/San Jacinto	225,000	225,000	100%	Completed
Traffic Signal: Redlands/Jarvis	300,000	300,000	100%	2022/2023
Traffic Signal: Redlands/Citrus	300,000	300,000	100%	2022/2023
Traffic Signal: Mapes/Trumble	300,000	300,000	100%	2022/2023
Traffic Studies & Reports	809,699	175,000	22%	Ongoing
·	57,519,286	18,539,700		
Public Art				
Art Classes/Mural Project	25,000	25,000	100%	2020/2021
	25,000	25,000		

City of Perris Development Impact Fee Summary Project Summary as of June 30, 2021

PROJECT LIST	Projected Total Cost	Development Impact Fee (DIF)	DIF Funded %	Projected Completion
Public Improvements & Facility	1 574 020	245 211	1.00/	0
City Building Improvements	1,574,020	245,311	16%	Ongoing
City ADA Improvements	175,000	175,000	100%	Ongoing
T Studio Conversion	665,000	500,000	75%	Completed
Green City Farm Phase 2	25,000	25,000	100%	Completed
Code Building Office Upgrades	85,000	85,000	100%	Completed
Fitness Court at Paragon Park	200,000	130,000	65%	Completed
Park Restrooms	1,070,000	1,043,000	97%	Completed
Enchanted Heights Park	9,614,748	45,067 57,569	0%	2022/2023
Senior Center Renovation PH 3	457,888	57,568	13%	Completed
	13,866,656	2,305,946		
Government Services				
City Building Improvements	1,574,020	218,993	14%	Ongoing
Harley Knox Building Improvements	233,007	233,007	100%	Completed
Community Services NEOP	28,000	20,000	71%	Completed
Frontier Downtown Parking Lot	157,559	157,559	100%	Completed
Statler Building Renovation	1,350,000	150,000	11%	Completed
IT Studio Conversion	665,000	18,000	3%	Completed
Senior Center Renovation PH 3	457,888	17,600	4%	Completed
	4,465,474	815,159		
North Perris Road and Bridge Benefit District				
Harley Knox Blvd Phase I	820,894	820,894	100%	Completed
Harley Knox Blvd Phase II	7,244,419	3,086,165	43%	Completed
Goetz Road Improvements	13,763,872	4,981,709	36%	2022/2023
Placentia/I-215 Extension	4,373,291	4,300,000	98%	2023/2024
Ethanac Road	11,000,000	2,500,000	23%	2023/2024
Harley Knox Interchange	16,500,000	16,500,000	100%	2028/2029
Harley Knox Bind Lindscp between Peris Blvd & Redlands	2,000,000	2,000,000	100%	2022/2023
Ethanac Rd Lighting-Murrieta to I-215	1,500,000	1,500,000	100%	2022/2023
Traffic Signal-Ramona Crossing Upgrade	100,000	100,000	100%	Ongoing
Redlands Blvd Widening - Ramona to Rider	3,100,000	3,100,000	100%	2022/2023
Nuevo Bridge Widening	14,200,764	4,750,000	33%	2022/2023
Perris Blvd Widening over I-215 Bridge/Case	6,546,577	2,076,646	32%	2021/2022
Perris Blvd Widening Phs II - 4th to 11th	2,700,552	336,080	12%	2023/2024
Miscellaneous Widening Project	1,000,000	1,000,000	100%	Ongoing
A Street Widening Project	2,850,000	2,850,000	100%	2022/2023
Indian Avenue Right-of-Way Acquisition	729,230	729,230	100%	Completed
Perris Blvd Landscaping between 4th & I-215	2,000,000	1,000,000	50%	2022/2023
. S Serva Euroscoping Sourcoll Int W. A. A. A.	90,429,599	51,630,724	5570	
City Total	340,022,004	04 350 003		
City Total	240,932,981	84,259,062		

COMMUNITY AMENITIES & DA Fee

	2017	2018	2019	2020	2021
Fund Balance, July 1	\$ 3,079,597	\$ 2,997,612	\$ 1,553,168	\$ 614,293	\$ 700,695
Revenue:					
Fees	33,782	(454,851)	(383,379)	160,622	373,161
Interest	882	6,841	14,703	18,083	1,871
Total	3,114,261	2,549,602	1,184,492	792,998	1,075,727
Expenditures					
Fire Station	-	-	-	-	-
Goetz Road Intersections	45,113	17,739	0.7	*:	1.5
City Hall Demolition of Bldgs	39,642	•	1.0	-	-
Library Adjacent Land Purchase	31,894	(1,305)	-	-	-
Stater Building Renovation	-	621,920	578,080	5	4.5
Park Restrooms		•	-		-
Perris Valley S.D. Channel Trail	-	332,354	-	-	
Perris Valley S.D. Channel Trail PhII		25,726	(7,881)	13,420	-
Enchanted Heights Park	-	•	•	4,112	-
City Building Improvements			-	74,771	146,087
Senior Center Reno Phs III	-	-	(70)	•	-
Total	116,649	996,435	570,199	92,303	146,087
				-	
Account Balance, June 30	\$ 2,997,612	\$ 1,553,168	\$ 614,293	\$ 700,695	\$ 929,640

POLICE

	 2017		2018		2019	2020		2021
Fund Balance, July 1	\$ 41,936	\$	44,301	\$	46,271	\$ 53,651	\$	63,636
Revenue:								
Fees	2,352		1,864		6,188	8,473		19,679
Interest	13		105		1,192	1,512		175
Total	44,301		46,271		53,651	63,636		83,490
Expenditures	 							
Total	 		-		(-)	-		-
Fund Balance, June 30	 44,301	<u>\$</u>	46,271	<u>\$</u>	53,651	\$ 63,636	<u>\$</u>	83,490

FIRE

	2017	2018	2019	2020	2021
Fund Balance, July 1	\$ 512,475	\$ 526,888	\$ 539,411	\$ 591,072	\$ 659,146
Revenue:					
Fees	14,258	11,280	37,714	51,921	120,617
Interest	155	1,243	13,947	16,153	2,018
Total	526,888	539,411	591,072	659,146	781,780
Expenditures					
Total	-	-	-	-	-
Fund Balance, June 30	\$ 526,888	\$ 539,411	\$ 591,072	\$ 659,146	\$ 781,780

PARKS

		2017	2018		2019		2020		2021
Fund Balance, July 1	\$	(35,823)	\$ (435,440)	\$	(336,274)	\$	279,322	\$	1,365,644
Revenue:									
Fees		127,500	92,808		617,762		1,092,504		687,002
Interest		(17)	(24)		(2,166)		19,459		(5,053)
Total	_	91,660	 (342,656)	=	279,322	_	1,391,286		2,047,592
Expenditures									
Perris Valley Storm Channel		403,072	55,632		-		-		-
Enchanted Heights Park		-	-		-		25,642		38,006
Morgan Street Park		-	-		-		-		810,056
MSHCP Land Xsfr		124,028	(62,014)		-		-		-
Total		527,100	(6,382)	_	-	_	25,642	_	848,062
Fund Balance, June 30	<u>\$</u>	(435,440)	\$ (336,274)	\$	279,322	<u>\$</u>	1,365,644	\$	1,199,530

NON RESIDENTIAL PARKS INDUSTRIAL DIF

	2017		2018		2019		2020		2021	
Fund Balance, July 1	\$	-	\$	-	\$	2,165,755	\$	4,380,850	\$	3,486,494
Revenue:										
Fees		-		2,344,810		2,929,675		1,601,821		2,247,545
Interest		-		2,209		97,234		126,285		(4,045)
Total		-		2,347,019	_	5,192,665	_	6,108,955	_	5,729,994
Expenditures										
Dog Parks		-		-		11,500.00		62,620.00		-
Linear Park Lighting		-		20,474		382,488		· -		-
Perris Valley S.D. Channel		-		160,789		6,857		-		-
Enchanted Heights Park		-		•		306,723		125,850		-
Morgan Street Park		•		-		23,500		185,727		2,228,680
Senior Center Renovation PH 3		-		-		72,472		77,528		-
Goetz Park		-		-		8,275		2,095,379		97,943
Copper Creek Park		-		-		-		47,060		2,809
Banta Beatty Park		-		-		-		-		432
Parks & Recreation Master Plan		-		-		-		28,297		74,918
Total		-		181,263		811,815		2,622,461		2,404,782
								· · · · · ·		
Fund Balance, June 30	\$		\$	2,165,755	_\$	4,380,850	\$	3,486,494	_\$	3,325,212

LIBRARY

#1.5	2017	2018	2019	2020	2021
Fund Balance, July 1	\$ 590,647	\$ 315,666	\$ 283,011	\$ 271,724	\$ 279,214
Revenue: Fees Interest Total	99 590,746	740 316,407	6,673 289,683	7,150 278,874	25,000 1,024 305,238
Expenditures Cesar Chavez Library Library Property Expansion Library Donation Perris Bank Improvements Total	275,080 - - - 275,080	33,396 - - - - - 33,396	17,959 - - - - - 17,959	(340) - - - - (340)	340 - 25,000 31,590 56,930
Fund Balance, June 30	\$ 315,666	\$ 283,011	\$ 271,724	\$ 279,214	\$ 248,308

TRANSPORTATION

	2017	2018	2019	2020	2021
Fund Balance, July 1	\$ 9,185,936	\$ 9,363,059	\$ 9,736,910	\$ 10,716,276	\$ 11,305,800
Revenue:					
Fees	469,580	404,092	872,850	699,864	1,382,940
Interest	2,669	22,012	249,248	289,479	36,438
Total	9,658,185	9,789,164	10,859,009	11,705,620	12,725,179
Expenditures					
Annual Slurry Seal Program	(1,729)				
Case Road Bridges	393				15
D Street Renovations	8,037	4,140	46,594	210,448	5,007
Goetz Rd Improvements	20	4		11,603	
Perris Blvd. Pavement Rehab over I-215	286,318	40,963	1.0	-	· ·
Perris Blvd. Widening Phs II - 4th to 11th	6.		-	Ψ.	-
Placentia Interchange	71	1,587	9,150	12,353	13,991
Misc. Flood Control Improvements		2	1,398	-	-
Perris Blvd Corridor Safety Improvements	43		863	110,753	12,554
Citywide Safety Improvements	**		3,668	4,375	184,667
San Jacinto Connection	7)	-	-	3,563	10,463
Morgan Park Phs 2.1 Connector	2	-		-	44,969
Perris Blvd/Nuevo Rd Drainage	-	~		-	4,276
Wilson St & Orange Ave Improvements	-			-	-
Traffic Signal: Redlands/San Jacinto	•	15	-	27,921	44
Traffic Signal: Redlands/Jarvis	-	2	7,500	1,910	110
Traffic Signal: Redlands/Citrus	-	-	7,656	1,788	110
Traffic Sig: Ethanac Rd/Case Rd Sig Mod	-	-		14,220	6,833
Traffic Studies & Reports	2,500	5,564	65,904	888	(748)
Traffic Signal: Mapes & Trumble	-	-	-	-	-
Traffic Signal:Orange Ave/Perris Blvd	-	-	-	-	-
Total	295,125	52,254	142,732	399,819	282,275
Fund Balance, June 30	\$ 9,363,059	\$ 9,736,910	\$ 10,716,276	\$ 11,305,800	\$ 12,442,903

GOVERNMENT SERVICES

	2017		2018		2019		2020		2021	
Fund Balance, July 1	\$	647,390	\$	661,329	\$	454,978	\$	350,941	\$	444,355
Revenue:										
Fees		35,257		7,640		59,977		82,605		191,919
Interest		200		1,078		9,033		10,209		2,054
Total		682,847		670,048		523,988		443,755		638,329
Expenditures:										
Harley Knox Building Improvements		21,518		211,492		(2)		(600)		600
Frontier Downtown Parking Lot		-		3,578		152,999		-		-
Statler Bldg Renovation		-		-		1,550		-		
City Building Improvements		-		-		· +		-		218,735
Community Services NEOP		-		-		18,500		-		-
IT Studio Conversion (Senior Cntr)		-		-		-		-		-
Senior Center Reno Phs III		-		-				-		-
Total		21,518		215,069		173,047	_	(600)	_	219,335
Fund Balance, June 30	\$	661,329	\$	454,978	_\$_	350,941	<u>\$</u>	444,355	\$	418,994

ADMINISTRATION

	2017	2018	2019	2020	2021
Fund Balance, July 1	\$ 38,021	\$ 39,615	\$ 40,889	\$ 45,293	\$ 50,630
Revenue:					
Fees	1,583	1,180	3,372	4,097	9,536
Interest	12	94	1,032	1,240	155
Total	39,615	40,889	45,293	50,630	60,321
Expenditures:					
Total	-	-	-		-
Fund Balance, June 30	\$ 39,615	\$ 40,889	\$ 45,293	\$ 50,630	\$ 60,321

City of Perris Development Impact Fee Summary Revenues and Expenditures FY 2017 to FY 2021

PUBLIC IMPROVEMENTS

		2017		2018		2019		2020		2021
Fund Balance, July 1	\$	965,399	\$	965,683	\$	751,754	\$	230,534	\$	27,866
Revenue:										
Fees Interest		- 284		2,133		15,828		3,695		- 98
Total	_	965,683		967,816		767,582		234,229		27,964
Expenditures:										
City Building Improvements				38,849		27,700		28,849		_
City ADA Improvements		-		23,732		6,500		20,582		5,309
IT Studio Conversion (Senior Cntr)		-		•		420,715		76,980		-
Senior Center Renovation PH III Code Building Office Upgrades		-		- 73,516		11,484		57,558		-
Fitness Court at Paragon Park				79,965		47,976				-
Enchanted Heights Park		-		-		22,674		22,394		-
Park Restrooms		-		-				-		-
Total	_			216,062	_	537,049	_	206,363	_	5,309
Subtotal: Fees	\$	965,683	\$	751,754	\$	230,534	1	27,866	\$	22,655
			1000	ALL PROPERTY OF	HOTE	OF REAL PROPERTY.	1950			
		2017		2018	_	2019		2020		2021
Fund Balance, July 1	\$	676,208	\$	616,666	\$	947,682	\$	533,636	\$	141,586
Revenue:										
Bond Proceeds (City CFD Fee)		-		329,000		180,000		-		-
Interest Total	_	194 676,402	_	2,016 947,682	_	24,091 1,151,773	_	8,486 542,122	_	497 142,083
Total	_	0/0,402		947,002	_	1,131,773	_	342,122		142,003
Expenditures:										
City Building Improvements		39,904		-		-		±.0		
City ADA Improvements		19,832		-		-		-		-
Park Restrooms Green City Farm Phase 2		-		-		594,570 23,566		399,187 1,350		
Green dry Farm Fhase 2		_				23,300		1,550		_
Total		59,736		-		618,136		400,537	_	14
			46		- 2		-		1524	
Subtotal: Bond Proceeds	\$	616,666	\$	947,682	\$	533,636	\$	141,586	\$	142,083
Fund Balance, June 30	\$	1,582,349	\$	1,699,436	\$	764,170	\$	169,451	\$	164,738

City of Perris Development Impact Fee Summary Revenues and Expenditures FY 2017 to FY 2021

PUBLIC ART

	2	017	2	018	2	019	2	020		2021
Fund Balance, July 1	\$	-	\$	-	\$	-	\$	-	\$	426,128
Revenue:										
Fees		-		-		-	42	26,128	1	,011,729
Interest		-				-		-		902
Total				-		-	42	26,128	1	,438,759
Expenditures:		-		-		-		-		-
Art Classes/Mural Proj		-				-		-		15,400
Total								-		15,400
Fund Balance, June 30	\$	-	\$				\$ 42	26,128	\$1	,423,359

City of Perris Development Impact Fee Summary Revenues and Expenditures FY 2017 to FY 2021

North Perris Road and Bridge Benefit District

Fund Balance, July 1 Revenue: Fees Interest Total Expenditures: Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215 Miscellaneous Widening Project	2 26,940,938 0 116,560 55,310,203 5 - 0 2,108 1 - 2,078 0 1,908	18,514,101 1,498,916 72,346,384 72,346,384 (224,383 0 112,836 5 33,648 2 (220	8,973,842 2,044,831 83,147,128 1,139,777 - - 2,621,194 119,401) 25	\$78,644,925 20,850,654 108,551 99,604,131 - - 2,042,418 58,181 - -
Fees 12,091,5 Interest 22,358,6 Expenditures: Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia 69,6 Perris Blvd Widening I-215 Bridge 20,5 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	0 116,560 55,310,203 5 - 0 2,100 1 - 2,070 0 1,900	1,498,916 72,346,384 72,346,384 (224,383 0 112,836 5 33,648 2 (220	2,044,831 83,147,128 1,139,777 - - 2,621,194 119,401) 25	108,551 99,604,131
Interest Total Total Total Expenditures: Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	0 116,560 55,310,203 5 - 0 2,100 1 - 2,070 0 1,900	1,498,916 72,346,384 72,346,384 (224,383 0 112,836 5 33,648 2 (220	2,044,831 83,147,128 1,139,777 - - 2,621,194 119,401) 25	108,551 99,604,131
Expenditures: Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	55,310,200 5 - 0 2,100 1 - 2,070 0 1,900	72,346,384 72,346,384 8 (224,383 0 112,836 5 33,648 2 (220	1,139,777 2,621,194 119,401) 25	99,604,131 - - - - 2,042,418 58,181 -
Expenditures: Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia 69,6 Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	5 - 2,108 1 - 2,078 0 1,908	8 (224,383 0 112,836 5 33,648 2 (220	1,139,777 - - -) - 2,621,194 119,401) 25	2,042,418 58,181
Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia 69,6 Perris Blvd Widening I-215 Bridge 20,9 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	- 2,100 1 - 2,070 0 1,900	(224,383 - 0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Operations Harley Knox Interchange Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia 69,6 Perris Blvd Widening I-215 Bridge 20,9 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	- 2,100 1 - 2,070 0 1,900	(224,383 - 0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Harley Knox Blvd Phase I Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	2,070 0 1,900	(224,383 - 0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	2,070 0 1,900	(224,383 - 0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Harley Knox Blvd Phase II Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia Perris Blvd Widening I-215 Bridge Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	2,070 0 1,901	(224,383 - 0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Harley Knox Blvd Lndscp Btwn Perris Blvd & Redlands Nuevo Bridge Widening Redlands Ave Widen Ramona to Placentia 69,6 Perris Blvd Widening I-215 Bridge 20,5 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension 5,6 Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	0 1,90	0 112,836 5 33,648 2 (220	2,621,194 119,401) 25	58,181 - -
Redlands Ave Widen Ramona to Placentia 69,4 Perris Blvd Widening I-215 Bridge 20,5 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension 5,4 Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	0 1,90	5 33,648 2 (220	119,401) 25	58,181 - -
Perris Blvd Widening I-215 Bridge 20,9 Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension 5,0 Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	•	2 (220) 25	-
Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension 5,4 Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	8 2,055,65		-	-
Perris Blvd Widening Phase II - 4th to 11th Placentia/I-215 Extension 5,4 Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	-			
Harley Knox Interchange A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215				
A Street Widening Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	4 5,15	4 103,207	96,463	100,543
Indian Ave Right-of-Way Acquisition Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	2,579	9 8,850	303,342	195,686
Perris Blvd Lndscp Between 4th & I215 Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	5,67	6 780	24,698	985,411
Ethanac Road-TUMF Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	895,000	0 (165,770) -	-
Goetz Road Improvements Ethana Road Lighting - Murrieta to I-215	6,69	3 -	•	13
Ethana Road Lighting - Murrieta to I-215	•	348,981	175,025	413
		•	32	2,081,254
Miccellaneous Widening Project	191			-
riscellaneous wideling rioject		-	22,279	6,973
Placentia Interchange			5.7	65
Traffic Signal - Ramona Crossing Upgrade		-		-
Total 105,	-	7 247.000	4,502,203	5,470,956
Fund Balance, June 30 \$28,252,	2,976,83	7 217,928	_	

ATTACHMENT 3

RESOLUTION TO REAFFIRM THE NECESSITY OF DEVELOPER FEES

RESOLUTION	NUMBER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, TO REAFFIRM THE NECESSITY OF DEVELOPER FEES.

WHEREAS, the City of Perris is required to make certain findings every five years with respect to the unexpended fund balance of certain development impact fee funds pursuant to California Government Code Section 66001; and

WHEREAS, the documents reflecting the balance in each Development Impact Fee, interest and the amount of expenditure by public facility for the fiscal year have been made available for public review as required by Code Section 66006; and

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

- **Section 1.** That the recitations above are true and correct.
- **Section 2.** That the following findings are made as required under the Government Code Section 66006:
 - A. That the purpose to which the developer fee is to be put has been identified.
 - B. That there is a continued need for the improvements and that there is a reasonable relationship between the fee and the impacts for development for which the fees are collected.
 - C. That the sources and amounts of funding anticipated to complete the financing of capital projects have been identified and will be deposited into the appropriate account.
 - D. That sufficient funds have not been collected to complete financing of public library facilities and that the fees expected to be generated by new development will not exceed the costs for construction.
- **Section 3.** That these findings are based on information provided in the City of Perris Operating Budget and Capital Projects for fiscal year 2020-21 on file with the City Clerk.

ADOPTED, SIGNED and APPROVED this 25th day of January 2022.

ATTEST:	Mayor, Michael M. Vargas	
City Clerk, Nancy Salazar		

RESOLUTION NUMBER	Page 3
STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) § CITY OF PERRIS)	
CERTIFY that the foregoing Res	C OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY olution Number was duly and regularly adopted by the City a regular meeting held the 25th day of January, 2022, by the
AYES: NOES: ABSENT: ABSTAIN:	
	City Clerk, Nancy Salazar



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

Annexation of DPR 07-0119 to the City's Maintenance Districts

Owner(s): Duke Realty Webster Rider LP

APN(s): 303-050-004, located at the northeast corner of Rider Street

and Webster Avenue

Project: DPR 07-0119- Industrial Building

REQUESTED ACTION:

Open and Close of Public Hearing, Open 3 Ballots and Adoption of 3 Resolutions Ordering the Annexation of DPR 07-0119 to the City's Maintenance Districts, Giving Final Approval to the Engineer's Reports, and the Levying of the 2021-2022 Assessments.

CONTACT:

Stuart McKibbin, Contract City Engineer

BACKGROUND/DISCUSSION: Development Plan Review (DPR) 07-0119 is a construction of a 1,189,664 SF (21,600 sq. ft. Office and 1,168,064 sq. ft. high cube warehouse area) industrial building. (See attached Boundary Map).

On November 30, 2021, resolutions were approved stating the City Council's intention to annex this project into the City's maintenance districts and set a Public Hearing for January 25, 2022.

BUDGET (or FISCAL) IMPACT: The proposed maximum annual assessments are levied on the property within the annexation. They are subject to Standard Inflation Factors for labor, energy and water. The current maximum annual assessments, by district, are as follows:

Maintenance Dist.	INDITION MUMICAL
Maintenance District	Assessment
Maintenance District No. 84-1 (streetlights & traffic signals)	\$10,741.22
Landscape Maintenance District (Parkways and Medians)	36,572.08
Flood Control Maintenance District No. 1	5,341.88
Total Maximum Annual Assessment	\$52,655.18

Prepared by: Daniel Louie, Willdan Financial Services

REVIEWED BY:

City Attorney

Assistant City Manager

Deputy City Manager

Attachments:

1. Location Map

2. Resolution Ordering the Annexation of DPR 07-0119 to MD 84-1, Giving Final Approval to the Engineer's Report, and the Levying of the 2021-2022 Assessments.

3. Resolution Ordering the Annexation of DPR 07-0119 to LMD 1, Giving Final Approval to

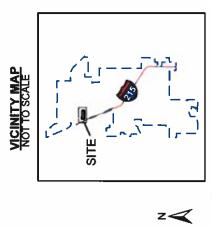
the Engineer's Report, and the Levying of the 2021-2022 Assessments.

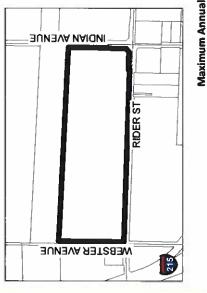
4. Resolution Ordering the Annexation of DPR 07-0119 to FCMD 1, Giving Final Approval to the Engineer's Report, and the Levying of the 2021-2022 Assessments.

Consent:

Public Hearing: x Business Item: Presentation: Other: Attachment No. 1

LANDSCAPE MAINTENANCE DISTRICT NO. 1, AND FLOOD CONTROL MAINTENANCE DISTRICT NO. 1 ANNEXATION OF DPR 07-0119 TO CITY OF PERRIS MAINTENANCE DISTRICT NO. 84-1,





Facility	Assessment
Street Lights and Traffic Signals	\$10,741.22
Landscaped Parkways	21,636.27
Landscaped Medians	14,935.81
Flood Control Facilities	5,341.88

Total Maximum Annual Assessments

\$52,655.18

Owner: Duke Realty Webster Rider LP

MD 84-1

Street Lights 13

Contribution towards traffic signals at the intersection of:

Harley Knox Blvd and Patterson Ave Harley Knox Blvd and Indian Ave Rider St and Indian Ave

5% 50% 50%

Morgan Ave and Webster Ave

LMD 1

Rider Street and Indian Avenue parkways and medians along the project boundaries.

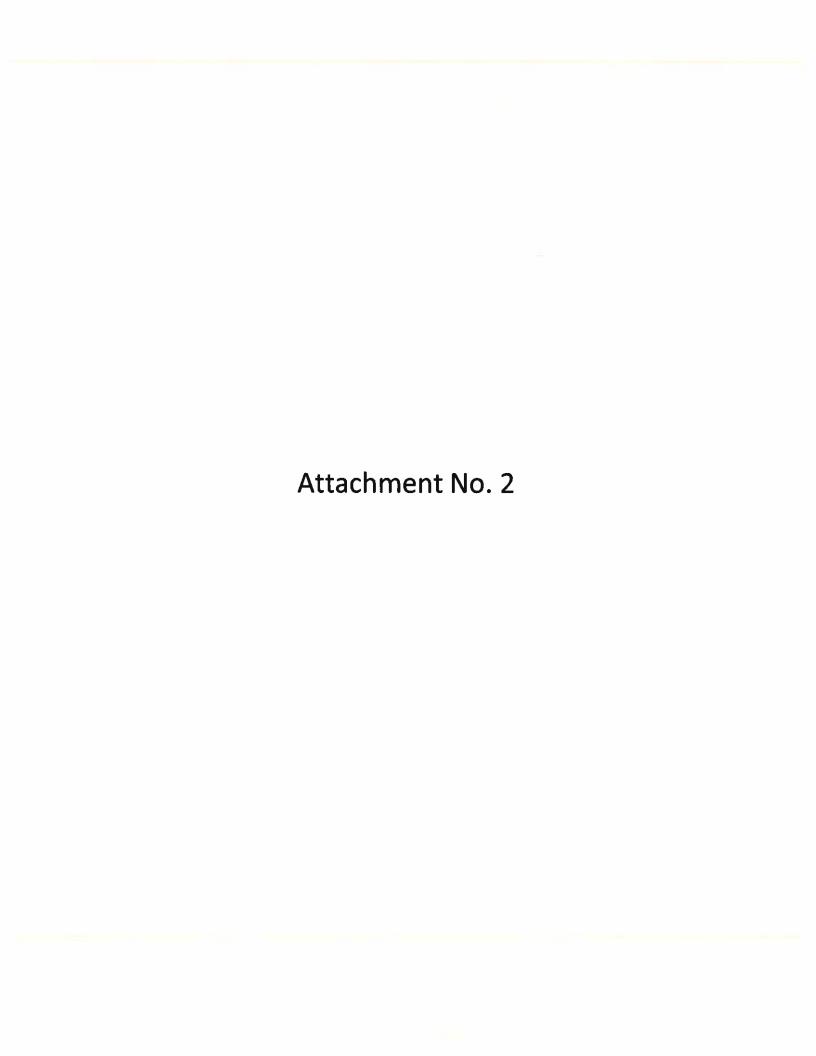
inch storm drain pipes, and appurtenances that channel, contain and convey the storm Public flood control facilities including an inlet, 4 catch basins, and 18-, 24-30-, and 36flow to the Perris Valley Storm Drain Channel.

Standard Inflation Factors (SIF)

- 1) "Common Labor, Construction Cost Index", ENR
- 3) Eastern Municipal Water District rate increases 2) Southern California Edison rate increases

LMD 1 and FCMD 1 Assessments include SIF 1, 2, and 3 MD 84-1 Assessments include SIF 1 and 2





RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO CITY OF PERRIS MAINTENANCE DISTRICT NUMBER 84-1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021/2022

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of November 2021, adopt its Resolution of Intention Number 5879 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Maintenance District Number 84-1 (the "District"), which Resolution of Intention Number 5879 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5879, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED by the City Council of the City of Perris, California, as follows:

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5879, be done and made.

Section 2. Be it further resolved that:

- A. The Riverside County assigned fund number for the Maintenance District No. 84-1 and the annexation thereto, is 68-2651.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide for the energy and maintenance of streetlights and traffic signals that will benefit the parcels being assessed.
- **Section 3.** That the report filed by the Engineer is hereby finally approved; and
- **Section 4.** That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.
- **Section 5.** Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2021-2022 are hereby levied.

ADOPTED, SIGNED and APPROVED this 25th day of January, 2022.

	Mayor, Michael M. Vargas	
ATTEST:		
City Clerk, Nancy Salazar		

RESOLUTION NUMBER XXX	Page 3
STATE OF CALIFORNIA	
COUNTY OF RIVERSIDE	§
CITY OF PERRIS	
CERTIFY that the foregoing F	CK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY solution Number XXX was duly and regularly adopted by the City at a regular meeting held the 25th day of January 2022, by the
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	City Clerk, Nancy Salazar

Attachment No. 3

RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO BENEFIT ZONE 160, CITY OF PERRIS LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021-2022

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of November 2021, adopt its Resolution of Intention Number 5882 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Landscape Maintenance District Number 1 (the "District"), which Resolution of Intention Number 5882 was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Resolution of Intention on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5882, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED by the City Council of the City of Perris, California, as follows:

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5882, be done and made.

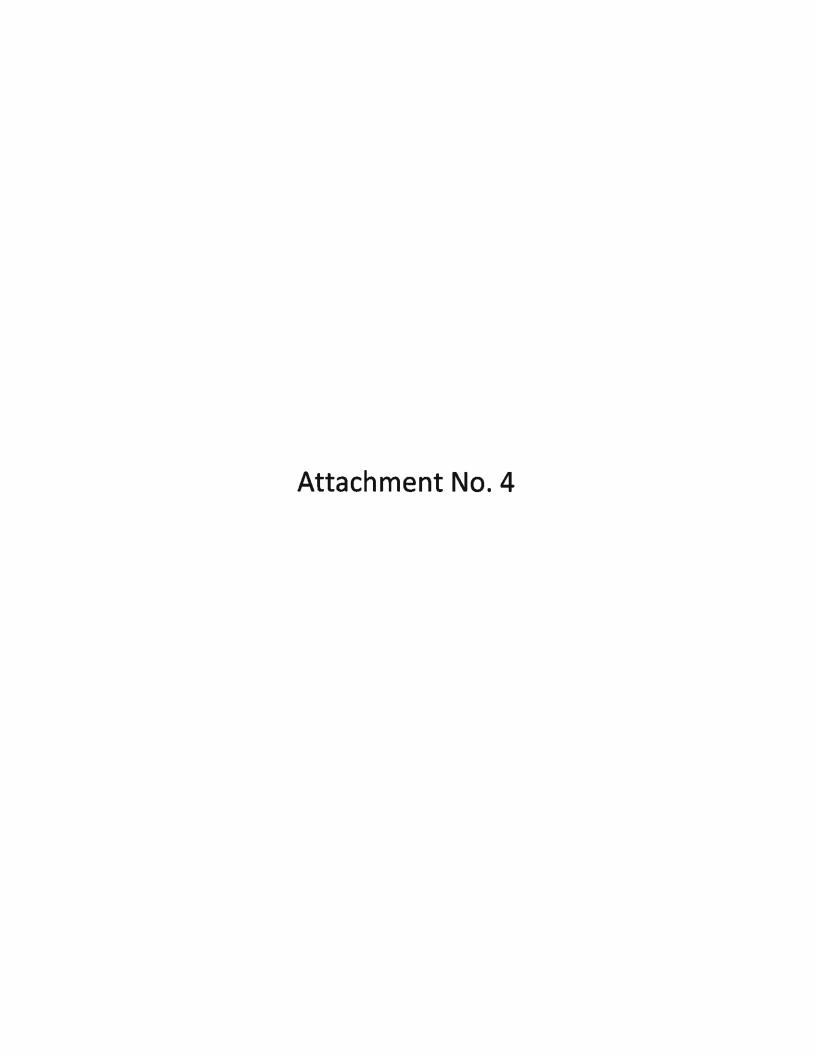
Section 2. Be it further resolved that:

- A. The Riverside County assigned fund number for the Landscape Maintenance District No. 1 and the annexation thereto, is 68-2652.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide landscape maintenance on those lands that will benefit the parcels being assessed.
- Section 3. That the report filed by the Engineer is hereby finally approved; and
- **Section 4.** That pursuant to Sections 22640 and 22641 of the Code, the City Clerk shall file a certified copy of the diagram and assessment with the Riverside County Auditor-Controller not later than the third Monday in August.
- **Section 5.** Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2021-2022 are hereby levied.

ADOPTED, SIGNED and APPROVED this 25th day of January 2022.

	Mayor, Michael M. Vargas	
ATTEST:		
City Clerk, Nancy Salazar		

RESOLUTION NUMBER XXXX	Page 3
STATE OF CALIFORNIA)	
COUNTY OF RIVERSIDE) §	
CITY OF PERRIS)	
CERTIFY that the foregoing Reso	OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY lution Number XXXX was duly and regularly adopted by the at a regular meeting held the 25th day of January 2022, by the
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	City Clerk, Nancy Salazar



RESOLUTION NUMBER XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ORDERING THE WORK IN CONNECTION WITH ANNEXATION OF DPR 07-0119 TO BENEFIT ZONE 122, CITY OF PERRIS FLOOD CONTROL MAINTENANCE DISTRICT NUMBER 1, GIVING FINAL APPROVAL OF THE ENGINEER'S REPORT, AND LEVYING THE ASSESSMENT FOR FISCAL YEAR 2021-2022

WHEREAS, the City Council of the City of Perris, County of Riverside, California ("the City Council") did on the 30th day of November 2021, adopt its Resolution of Intention Number 5883 to order the therein described work in connection with the annexation and assessment procedures in the City of Perris Flood Control Maintenance District Number 1 (the "District"), and which a Notice of Public Hearing was duly and legally published in the time, form and manner as required by law, shown by the Affidavit of Publication of said Notice on file in the office of the City Clerk; and

WHEREAS, after the adoption of Resolution Number 5883, said Resolution was duly posted in the time, form and manner as required by law, shown by the Affidavit of Posting on file in the office of the City Clerk; and

WHEREAS, after the adoption thereof, notice of the adoption of the Resolution of Intention, a Notice of Public Hearing and an Assessment Ballot were duly mailed to all persons owning real property proposed to be assessed for the improvements described in said Resolution of Intention Number 5883, according to the names and addresses of such owners as the same appears on the last equalized assessment roll for taxes of the County of Riverside or more recent information available to the City of Perris, which said documents were duly mailed in the time, form, and manner as required by law, as appears from the Affidavit of Mailing on file in the office of the City Clerk; and

WHEREAS, said City Council having duly received and considered evidence, oral and documentary, concerning the jurisdiction facts in this proceeding and concerning the necessity for the contemplated work and the benefits to be derived therefrom and said City Council having now acquired jurisdiction to order the proposed maintenance work; and

WHEREAS, said City Council has determined that a majority protest does not exist.

NOW, THEREFORE, BE IT RESOLVED, ADOPTED, SIGNED and APPROVED by the City Council of the City of Perris, California, as follows:

Section 1. That the public interest and convenience requires the annexation to the district and levying assessments for maintenance, and said City Council hereby orders that the work, as set forth and described in said Resolution of Intention Number 5883, be done and made.

Section 2. Be it further resolved that:

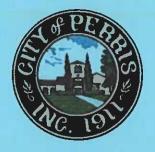
- A. The Riverside County assigned fund number for the Flood Control Maintenance District No. 1 and the annexation thereto, is 68-2657.
- B. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 53750 et seq. of the State of California Government Code.
- C. The assessments are in compliance with all laws pertaining to the levy of assessments in accordance with Section 22500 et seq. of the State of California Streets and Highways Code.
- D. The assessments are levied without regard to the property value.
- E. The purpose of the assessments is to provide flood control facility maintenance on those lands that will benefit the parcels being assessed.
- **Section 3.** That the report filed by the Engineer is hereby finally approved; and

Section 4. Be it finally resolved that the method of assessment in the Engineer's Report is hereby approved and the assessments for Fiscal Year 2021-2022 are hereby levied.

ADOPTED, SIGNED and APPROVED this 25th day of January, 2022.

	Mayor, Michael M. Vargas		
ATTEST:			
City Clerk, Nancy Salazar			

STATE OF CALIFORNIA COUNTY OF RIVERSIDE CITY OF PERRIS)) §)
CERTIFY that the foregoing	ERK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY Resolution Number XXXX was duly and regularly adopted by the terris at a regular meeting held the 25th day of January, 2022, by the
AYES: NOES: ABSENT: ABSTAIN:	
	City Clerk, Nancy Salazar



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

General Plan Amendment (GPA) 21-05173 for the 2021-2029 Housing, Safety and Environmental Justice Elements – A proposal to amend the Perris General Plan updating the Housing and Safety Elements and adopting a new Environmental Justice Element.

Applicant: City of Perris

REQUESTED ACTION:

Adopt Resolution No. (next in order) adopting Mitigated Negative Declaration No. 2367 and approving General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element,

and adopting a new Environmental Justice Element.

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

On January 5, 2022, the Planning Commission unanimously recommended that the City Council vote to adopt Mitigated Negative Declaration (MND) No. 2367 and approve General Plan Amendment (GPA) 21-05173 updating the Housing Element (2021-2029), Safety Element (SE), and adopting a new Environmental Justice Element (EJE). The Planning Commission supported GPA 21-05173, noting the following benefits:

- The Housing Element implementation policies would create housing opportunities and assist in developing housing for all economic groups of the City; and
- The SE implementation policies would further mitigate potential fire hazards, flooding, flight paths, and establish evacuation routes for public safety; and
- EJE implementation policies would promote civil engagement in the public decision-making process and prioritize improvements and programs that address the needs of disadvantaged communities.

Before the Planning Commission meeting, City staff received a letter from the Southwest Regional Council of Carpenters (SWRCC) union dated January 4, 2022, which was provided to the Planning Commission. The letter states that the SWRCC union would like the City to consider adopting labor policies, including hiring local skilled and trained workforce labor for residential construction projects. During the meeting, Omar Cobain from SWRCC reiterated their letter for the City to consider. The Planning Commission recommended approval with no additional changes to the GPA documents.

In drafting the 2021-2029 Housing, Safety and Environmental Justice Elements, staff collaborated with *National Core* ("Consultant Team") to engage with a number of organizations and agencies that directly provide housing or housing-related services to residents along with stakeholder groups that have been identified as influential to the development of housing and the provision of services in the

community. Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the City of Perris utilized a variety of technological platforms to conduct an extensive public participation program prior to the submittal of this Housing Element draft to the California State Department of Housing and Community Development (HCD) for an informal review.

The draft documents were presented to Planning Commission meetings on February 3, 2021, and May 5, 2021, and then to the City Council on June 8, 2021, July 8, 2021, July 27, 2021. The updated documents reflect the feedback provided by both the Planning Commission and the City Council meetings. Of particular concern were the Housing Opportunity sites and strategies designed to meet the City's RHNA allocation. The Draft Housing Element was revised to reflect Planning Commission and City Council concerns and was forwarded to HCD for mandatory review on October 4, 2021. Staff received HCD comments on December 3, 2021. The draft is being revised and will be resubmitted to HCD to address their comments.

Since the final Housing Element certification is required by Housing and Community Development (HCD) (pursuant to Government Code Section 65580 to 65590), the City Council Resolution permits staff to make non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-05173 as may be required by HCD. Timely adoption of the Housing Element is important since failure to adopt the Housing Element by the extended statutory deadline of February 12, 2022, can result in ineligibility for crucial state funding and grant opportunities.

A summary of the three elements are provided in the discussion below.

Housing Element:

Per Government Code Section 65584, HCD has estimated the regional housing needs allocation (RHNA) for the 2021-2029 planning period for the City of Perris is 7,805 units. The total units are distributed across four income categories as follows:

Income Category	Number of Units
Extremely Low	1,015
Very Low-Income	1,015
Low-Income	1,127
Moderate-Income	1,274
Above Moderate-Income	3,374
2021-2029 RHNA Allocation	7.805
Source: Housing Element Table 3-1 2021-2029 Quantified (Objectives p. 42

Please note, the City is not required to construct these units; they are only mandated to provide opportunities for the development of these units. To facilitate the development of new housing units, within the Housing Element, there are 13 Housing Opportunities Areas that have been identified as appropriate to accommodate the City's RHNA (see Attachment 4).

In compliance with State law, the City of Perris Housing Element identifies sites and includes policies and programs designed to meet the City's remaining RHNA obligation after discounting the City's RHNA credits for existing housing construction and anticipated surplus from ongoing construction. To comply with State Law, communities must adopt land use plans and zoning which provide the opportunities for and do not unduly constrain, housing development. The City of Perris is proposing the following:

- Amending Existing Land Use Regulations. The City will analyze existing residential and mixed-use zoning ordinances and specific plans to identify constraints to affordable housing development.
 Once identified, appropriated ordinance and specific plan amendments will be proposed for adoption.
- Updating the Downtown Specific Plan (DTSP) Environmental Documents. The DTSP EIR does
 not provide project-level analysis for residential development. As a result, each proposed project
 must prepare an environmental document increasing the time and costs associated with
 development. With LEAP Grant monies, the City will prepare a Supplemental EIR which will
 provide project-level environmental analysis for residential development in the DTSP area.
- Overlay Zone for Housing Opportunity Sites. Staff will prepare a Overlay Zone for Housing
 Opportunity Sites described in the Housing Element. Once adopted by the City Council, a property
 owner or developer could choose to develop at the densities permitted by the underlying zoning or
 to activate the Overlay zone. Although projects would be subject to design review, a higher density
 affordable project could be processed without a zone change.
- Objective Design Standards Residential Development. Staff will prepare objective design standards, required by State Law, decrease ambiguity, and expedite development by providing design standards which allow a by-right, ministerial approval process for multi-family development.

The City must implement all aforementioned goals and policies no later than one year from the statutory deadline of October 15, 2022, if the Housing Element is not adopted by the City and certified by HCD by February 12, 2022. Otherwise, the local government jurisdiction's housing element will no longer comply with the State Housing Element Law.

SAFETY ELEMENT (SE):

The Safety Element (SE) per Senate Bill (S.B.) 1035 and S.B. 379 is required to be updated concurrently with the Housing Element. The SE's primary purpose is to identify potential risks in the City and safeguard the well-being of the Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed SE has (9) goals and policies to address disaster and emergency preparedness (including evacuation), flood hazards, fire hazards, aircraft hazards, seismic hazards, geologic hazards, hazardous materials and waste, and climate adaptation and resiliency strategies. Overall, the updated SE helps to ensure that the City takes immediate action to reduce natural and man-made hazards and safety threats, as well to allow the City to respond quickly to any public safety risk.

ENVIRONMENTAL JUSTICE ELEMENT (EJE):

In 2016, the State of California passed S.B. 1000, which requires that an Environmental Justice Element (EJE) be prepared when two or more General Plan Elements are updated in cities that have areas of disadvantaged communities. The City of Perris has elected to create a standalone Environmental Justice Element, which is closely integrated with the Health Element and other chapters of the general plan. In developing the Environmental Justice Element, the City of Perris is not only fulfilling a state requirement, but also documenting a commitment to planning practices that promote engagement in the public participation process and land use decisions that address issues of health equity and environmental justice. The purpose of the EJE is to promote the health of Perris Residents, improve the urban environment, and support a high quality of life by reducing the dependency of cars,

minimizing energy consumption, and improving community air quality in cities and counties that are disadvantaged. The EJE must include the following:

- Reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and
- Promote civil engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

Overall, the policies and goals established in EJE are intended to serve as a guide for future land use development decisions in the City.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS:

In compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project and determined that the project would not have significant impacts; therefore, Initial Study/ Mitigated Negative Declaration No. 2367 was prepared.

RECOMMENDATION:

Staff is recommending that the City Council Adopt Resolution No. (next in order) adopting Mitigated Negative Declaration No. 2367 and approving General Plan Amendment No. 21-05173.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are included in the General Fund Budget.

Prepared by:

Nathan G. Perez, Senior Planner

REVIEWED BY:

Kenneth Phung, Director of Development Services

City Attorney

Assistant City Manager

Deputy City Manager

Attachments:

- 1. City Council Resolution (next in order)
- 2. Housing Opportunity Sites
- 3. 2021-2029 Housing Element, Safety Element, and Environmental Justice Element. Due to the size of document files, the documents are on File with the Planning Department and available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289
- 4. Draft Initial Study/Mitigated Negative Declaration for the 2021-2029 Housing
 Element, Safety Element, and Environmental Justice Element. Due to the size of document files, the documents are on File with the Planning Department and available online at: https://www.cityofperris.org/departments/development-

services/planning/environmental-documents-for-public-review/-folder-289

- 5. Planning Commission staff report submittal dated January 5, 2022 -Due to the size of the document, only the staff report is included as a hard copy. The entire staff report package is available online at:

 https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289
- 6. Letter from Southwest Regional Council of Carpenters (SWRCC) letter dated January 4, 2022 Due to size of document, only the formal letter is attached. The entire letter with attachments is available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289
- 7. Letter Riverside County Airport Land Use Commission dated October 4, 2021

Consent:

Public Hearing: X Business Item: Presentation: Other:

Attachment 1 City Council Resolution (next in order)

RESOLUTION NUMBER next in order

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2367 AND GENERAL PLAN AMENDMENT 21-05173, WHICH UPDATES THE CITY OF PERRIS HOUSING ELEMENT (2021-2029) AND SAFETY ELEMENT, AND ADOPTS AN ENVIRONMENTAL JUSTICE ELEMENT FOR THE CITY OF PERRIS.

WHEREAS, California Government Code Section 65580 to 65590 outlines the Housing Element requirements and mandates that every City and County prepare and periodically update its Housing Element; and

WHEREAS, California Government Code Section 65302(g)(1) through (g)(8) requires and establishes the legislative framework for California's Safety Elements (SE); and

WHEREAS, the Safety Element (SE) per Senate Bill (S.B.) 1035 and S.B. 379 is required to be updated concurrently with updating the Housing Element; and

WHEREAS, California Government Code Section 65040.12(e) defines environmental justice as "the fair treatment and meaning full participation of people of all races, cultures, and incomes with respect to the development adoption, implementation, and enforcement of environmental laws, regulations, and policies"; and

WHEREAS, the State of California passed S.B. 1000, which requires that an Environmental Justice Element (EJE) be prepared when two or more General Plan Elements are updated; and

WHEREAS, all cities and counties in the Southern California Association of Governments (SCAG) region are required to obtain certified housing elements for the 2021-2029 planning period no later than February 12, 2022 and the City of Perris desires to comply with this deadline; and

WHEREAS, Planning Commission workshops were held on February 3, 2021, and May 5, 2021 to provide the Planning Commissioners and the public with general information about the Housing Element (i.e., contents, process, and information concerning the RHNA), Safety Element, and Environmental Justice Element; and

WHEREAS, the Planning Commission reviewed and provided input on the draft Housing Element on February 3, 2021 and May 5, 2021 and received comment from all those in attendance wishing to speak; and

WHEREAS, City Council workshops were held on June 8, 2021, July 8, 2021, and July 27, 2021 to provide the commissioners and the public with general information about the Housing Element (i.e., contents, process, and information concerning the RHNA), Safety Element, and Environmental Justice Element; and

WHEREAS, the City Council reviewed and provided input on the draft Housing Element at meetings on March 9, 2021, June 8, 2021, July 8, 2021, July 27, 2021 and received comment from all those in attendance wishing to speak; and

WHEREAS, A virtual community stakeholder roundtable was held on February 2, 2021, a Habitat for Humanity Interview was held on February 5, 2021, City of Perris Youth Advisory Council meeting was held on March 16, 2021, a virtual Val Verde Unified School District meeting was held on March 18, 2021, a virtual City of Perris Public Health Department meeting on April 6, 2021, a survey was conducted at the Perris Valley Chamber of Commerce on April 7, 2021, several City of Perris Housing Authority Pop-up events during June 2021, and informational materials and housing surveys were conducted in early spring of 2021; and

WHEREAS, General Plan Amendment No. 21-05173 was prepared and includes the update to the Housing Element (2021-2029) and Public Safety Element, and an Environmental Justice Element. General Plan Amendment No. 21-05173 is incorporated herein by this reference; and

WHEREAS, the draft Housing Element was reviewed by the State Department of Housing and Community Development (HCD) and HCD has provided comments on December 3, 2021; and

WHEREAS, the revised draft Housing Element incorporates comments received from HCD on December 3, 2021; and

WHEREAS, since the final Housing Element certification is required by HCD (pursuant to Government Code Section 65580 to 65590) and is still pending as of the date of this Resolution, this Resolution permits staff to make non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-05173 as may be required by HCD; and

WHEREAS, the revised draft Housing Element (for the purposes of this Resolution, when reference is made to "Housing Element," such reference is to the Housing Element as revised pursuant to HCD's December 3, 2021, comments) meets the statutory requirements of State housing element law. The Housing Element will comply with State housing element law (Article 10.6 of the Government Code) once adopted and submitted to HCD for final certification pursuant to Government Code Section 65585(g); and

WHEREAS, in accordance with California Public Utilities Code Section 21676 the Housing Element, Safety Element, and Environmental Justice Element was reviewed by the Riverside County Airport Land Use Commission (ALUC) and on October 4, 2021 the Riverside County ALUC found the draft Housing Element consistent with the Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area and with the Perris Valley Airport Land Use Compatibility Plan; and

WHEREAS, an Initial Study prepared for the draft Housing Element finds that the project (i.e., the Housing Element) would not have significant impacts that could not be mitigated; therefore, a Mitigated Negative Declaration has been prepared; and

WHEREAS, on January 5, 2022, the Planning Commission held a duly noticed public hearing regarding the Planning Commission's intent to recommend to the City Council that it adopt Mitigated Negative Declaration No. 2317 and General Plan Amendment No. 21-05173; and

- WHEREAS, on January 5, 2022, the Planning Commission conducted a duly noticed public hearing at which time it received and considered all oral and written public testimony; and
- WHEREAS, on January 25, 2022, the City Council held a duly noticed public hearing regarding the City Council's intent to adopt Mitigated Negative Declaration No. 2317 and General Plan Amendment No. 21-05173; and
- WHEREAS, on January 25, 2022, the City Council conducted a duly noticed public hearing at which time it received and considered all oral and written public testimony; and
- WHEREAS, after considering all information provided to it, and providing an opportunity to the public to provide oral and written testimony, the City Council desires to adopt the proposed Mitigated Negative Declaration No. 2367 and General Plan Amendment No. 21-05173.
- **NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Perris, California does hereby recommend, resolve, and certify as follows:
- Section 1. The Recitals set forth above are true and correct, and incorporated herein by this reference.
- Section 2. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including, but not limited to the staff report and all attachments) at the January 25, 2022 public hearing, the City Council finds, determines and declares that after preparing and reviewing an Initial Study drafted in compliance with Section 15072 of the California Environmental Quality Act (CEQA), the Initial Study found that there would be no significant environmental impacts created by the proposed General Plan Amendment No. 21-05173 that could not be mitigated to below the level of significance; therefore, Mitigated Negative Declaration No. 2317 was prepared. Based on its own independent judgment that the facts stated in the Initial Study are true, the City Council hereby finds that the approval of General Plan Amendment No. 21-05173 will not have potential negative environmental impacts that could not be mitigated to below the level of significance with the incorporation of the mitigation measures provided in Mitigated Negative Declaration No. 2317.
- Section 3. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including, but not limited to, the staff report and all attachments) at the January 25, 2022 public hearing, the City Council hereby finds that the Housing Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Compatible with adjacent land uses; C) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and D) Is not detrimental to the public health, safety and welfare as follows:
 - A. The proposed Housing Element portion of General Plan Amendment No. 21-05173 is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. The proposed General Plan Amendment No. 21-05173 updates the Housing Element of the General Plan in compliance with State law (including, but not limited to, Housing Element Law, as provided in Government Code 65580 et seq.). This element sets goals and establishes policies and programs to encourage construction of new residential units, preservation of the existing housing stock and the maintenance of existing affordable units within the City of Perris. Based on the analysis within the Housing Element, this can be accomplished within the existing zoning and land use designations. After a review of all proposed goals, policies and

programs contained within the Housing Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.

- B. The proposed Housing Element portion of General Plan Amendment No. 21-05173 will not adversely affect surrounding properties or the surrounding environment. The Housing Element is a policy document that sets strategies for the production and maintenance of housing stock across various income levels. The full implementation of the Housing Element will not create an adverse affect on properties within the City. Furthermore, an Initial Study of Environmental Impacts was prepared pursuant to the requirements of CEQA. This Initial Study concluded that adoption of the Housing Element will not create significant adverse impacts to the environment and surrounding community that cannot be mitigated to below a level of significance pursuant to Mitigated Negative Declaration No. 2367.
- C. The proposed Housing Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The Housing Element contains policies and programs that will support the improvement and upkeep of the existing housing stock in the City. Furthermore, the element provides policies and programs to increase affordable housing opportunities within the City. The goals, policies, and programs contained within the Housing Element will support the overall goal to providing quality and affordable housing to the residents of the City. Furthermore, by providing quality affordable housing the City is able to protect the public health, safety and welfare within the City and surrounding area.
- D. The proposed Housing Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the City's zoning code, including the City's subdivision ordinance. The Housing Element is a policy document that sets strategies for the production and maintenance of housing across all income levels. Future zoning amendments may be required to implement some provisions of the Housing Element. However, any zoning changes will be required to conduct a separate environmental review and be internally consistency with the City's zoning code. As such, the adoption of the Housing Element will not conflict with the provisions in the City's zoning code.

Section 4. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) at the January 25, 2022 public hearing, the City Council hereby finds that the Safety Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and C) Is not detrimental to the public health, safety and welfare as follows:

A. The proposed Safety Element portion of the General Plan Amendment is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. Proposed General Plan Amendment No. 21-05173 updates the Safety Element of the General Plan in compliance with State law. This element is consistent with the existing Safety Element's Goal I. of reducing the risk of damage to property or loss of life due to a natural or man-made disasters and Safety Element Goal III, which is to inform the residents about disaster preparedness and response. After a

review of all proposed goals, policies and programs contained within the Safety Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.

- B. The proposed Safety Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The Safety Element's primary purpose is to identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed Safety Element addresses disaster and emergency preparedness (including evacuation), flood hazards, fire hazards, aircraft hazards, seismic and geologic hazards, hazardous materials and waste, and climate adaptation and resiliency strategies. These risks were evaluated to promote the community's public health, safety and welfare. Also, in compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project and determined that the project would not have significant impacts; therefore, the Initial Study/Mitigated Negative Declaration No. 2367 was prepared.
- C. The proposed Safety Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the City's zoning code, including the City's subdivision ordinance. The Safety Element will identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare.

Section 5. Based upon the forgoing and oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) made at the January 25, 2022 public hearing, the City Council hereby finds that the Environmental Justice Element of General Plan Amendment No. 21-05173 is A) Consistent with General Plan objectives, policies and programs; B) Has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and C) Is not detrimental to the public health, safety and welfare as follows:

- A. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 is consistent with all other goals, policies, programs and uses of applicable elements of the General Plan. Proposed General Plan Amendment No. 21-05173 creates a new Environmental Justice Element to the General Plan in compliance with State law. This element sets goals and establishes policies and programs to reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities. After a review of all proposed goals, policies and programs contained within the Environmental Justice Element, it has been determined that they are consistent with the goals, policies and programs of other elements of the General Plan.
- B. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 promotes the public health, safety, and general welfare. The element

provides policies and programs to promote the health of Perris Residents, improve the urban environment, and support a high quality of life by reducing the dependency of cars, minimizing energy consumption, and improving community air quality in cities and counties are disadvantaged. Furthermore, by reducing pollution, promoting civic engagement, the City is able to protect the public health, safety and welfare within the City and surrounding area.

C. The proposed Environmental Justice Element portion of General Plan Amendment No. 21-05173 will not conflict with the provisions of the City's zoning code, including the City's subdivision ordinance. Environmental Justice Element sets goals and establishes policies and programs to reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and promote civil engagement in the public decision-making process; and prioritize improvements and programs that address the needs of disadvantaged communities. Overall the Environmental Justice Element will not be detrimental to the public health, safety and welfare.

Section 6. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) at the January 25, 2022 public hearing, the City Council of the City of Perris further finds that General Plan Amendment No. 21-05173 is in the public interest.

Section 7. Based upon the forgoing and all oral and written testimony made by members of the public and City staff (including, but not limited, to the staff report and all attachments) at the January 25, 2022 public hearing, the City Council of the City of Perris hereby adopts Mitigated Negative Declaration No. 2367 and adopts General Plan Amendment No. 21-05173 which updates the General Plan Housing Element (2021-2029), Public Safety Element, and adopts the Environmental Justice Element. Further, the City Council hereby authorizes City staff to make such non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-05173 as may be required by HCD.

Section 8. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 9. The Mayor shall sign this Resolution and the Secretary shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 25th day of January 2022.

Micheal M. Vargas

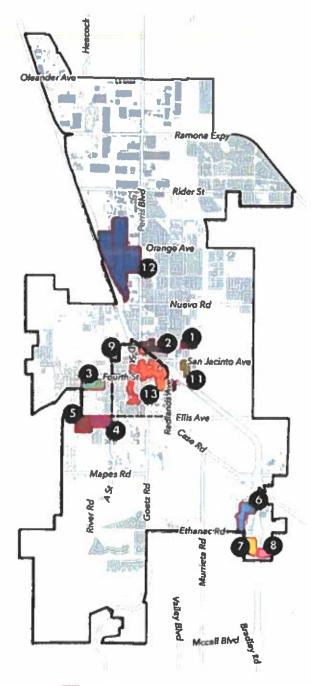
RESOLUTION NUMBER next in order				
ATTEST:				

City Clerk, Nancy Salazar

Page 7

STATE OF CALIFORNIA COUNTY OF RIVERSIDE CITY OF PERRIS)) §)
that the foregoing Resolution I	RK OF THE CITY OF PERRIS, CALIFORNIA, DO HEREBY CERTIFY Number (next in order) was duly and regularly adopted by the City Council ir meeting held the 25th day of January 2022 by the following called vote:
AYES: NOES: ABSENT:	
	City Clerk, Nancy Salazar

Attachment 2 Housing Opportunity Sites





OPPORTUNITY SITES (YELLOW OUTLINE)

AREA



Acres: 13.4

Zoning: MFR -22

Selection Criteria:

- Vacant residential land
- Underlying zoning is high density residential
- Neighborhood compatible
- Near amenities
- Existing infrastructure

Potential Units	Lower	Moderate	Above
362	145	58	163

Opportunity Sites

AREA 2



Acres: 22.6

Zoning: MFR-14

- Vacant residential land
- Underlying zoning is medium density residential
- · Neighborhood compatible
- Near amenities
- Existing infrastructure

Potential Units	Lower	Moderate	Above
610	244	98	268

OPPORTUNITY SITES

AREA 3



Acres: 35.5

Zoning: SF - 10,000

Selection Criteria:

- Vacant residential land
- Neighborhood compatible
- Declining residential land
- Adjacent to Perris
 Elementary

Potential Units	Lower	Moderate	Above
352	141	56	155

OPPORTUNITY SITES (YELLOW OUTLINE)

APPROVED Senior Housing Site at 33 du/ac

Acres: 37

Zoning: MF-14

- Vacant residential land
- Neighborhood compatible
- Near amenities
- Near approved high density residential

Potential Units	Lower	Moderate	Above
999	400	160	440

OPPORTUNITY SITES (YELLOW OUTLINE)

AREA 5



Acres: 40.5

Zoning: SF-10,000

Selection Criteria:

- Vacant residential land
- Neighborhood compatible
- **Near amenities**

Potential Units	Lower	Moderate	Above
875	350	140	385

OPPORTUNITY SITES

AREA 6



Acres: 19.2

Zoning: Commercial -

Green Valley SP

- Potential for mixed-use
- Near amenities
- Near transit station
- Developer has expressed interest in mixed-use

Potential Units	Lower	Moderate	Above
1,220	488	195	537

Opportunity Sites

AREA 7



Acres: 31.1

Zoning: Commercial

Selection Criteria Met:

- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
420	168	67	185

Opportunity Sites

AREA 8



Acres: 15.7

Zoning: Commercial

- Vacant land
- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
212	85	34	93

OPPORTUNITY SITES

AREA 9



Acres: 12.6

Zoning: SF-6,000

Selection Criteria Met:

- Vacant residential land
- · Existing infrastructure
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
170	68	27	75

Opportunity Sites

AREA 10



Acres: 10.9

Zoning: Commercial

- Vacant land
- Potential for mixed use
- Near amenities
- Near transit station
- Moderate Resource Area

Potential Units	Lower	Moderate	Above
147	59	23	65

OPPORTUNITY SITES

AREA 11

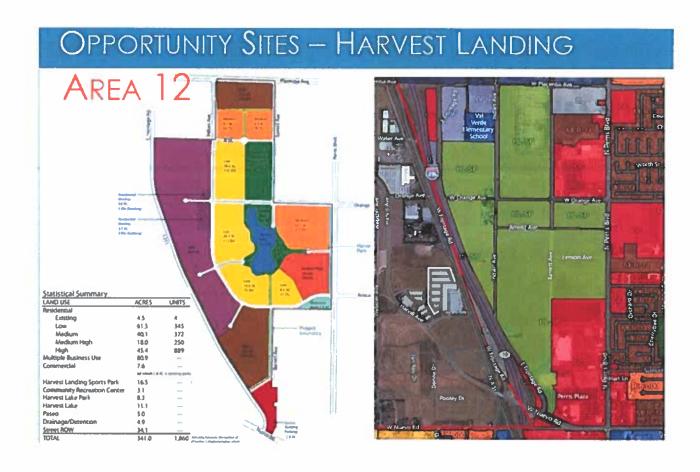


Acres: 9.4

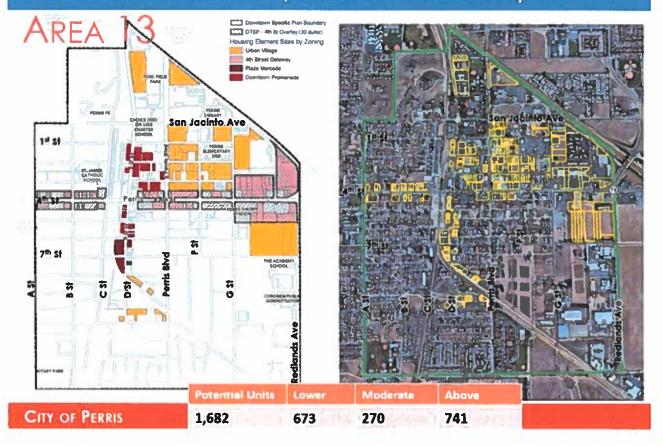
Zoning: Commercial

- Vacant land
- · Potential for mixed use
- · Residential nearby
- Near amenities

Potential Units	Lower	Moderate	Above
127	51	20	56



Opportunity Sites (Yellow Outline)



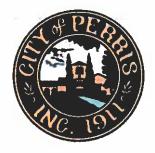
2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/develop ment-services/planning/environmental-documentsfor-public-review/-folder-289

Draft Initial Study/Mitigated Negative Declaration for the 2021-2029 Housing Element, Safety Element, and Environmental Justice Element. – Due to the size of document files, the documents are on File with the Planning Department and available online at:

https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289

Planning Commission staff report submittal dated January 5, 2022 -Due to the size of the document, only the staff report is included as a hard copy. The entire staff report package is available online at: https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review/-folder-289



CITY OF PERRIS

PLANNING COMISION AGENDA SUBMITAL

MEETING DATE:

January 5, 2022

SUBJECT:

General Plan Amendment (GPA) 21-05173 for the 2021-2029 Housing, Safety and Environmental Justice Elements — A proposal to amend the Perris General Plan updating the Housing and Safety Elements and adopting a new Environmental Justice Element.

Applicant: City of Perris

REQUESTED ACTION:

Adopt Resolution No. 22-01 recommending the City Council adopt Mitigated Negative Declaration No. 2367 and approve General Plan Amendment No. 21-05173 updating the Housing Element (2021-2029), Safety Element, and adopting a new Environmental Justice Element.

CONTACT:

Kenneth Phung, Director of Development Services

PROJECT DESCRIPTION AND BACKGROUND:

The City's General Plan is a policy document that guides the future physical development of the City. The General Plan contains seven mandatory elements, including the Housing and Safety Element. The purpose of the Housing Element is to examine the housing needs of Perris residents, create and guide housing policy in the City, and identify locations to accommodate the City's Regional Housing Need Allocation (RHNA). The Housing Element is the only General Plan element subject to mandatory review by a State agency, the California Department of Housing and Community Development (HCD).

The Safety Element (SE) per Senate Bill (S.B.) 1035 and S.B. 379 is required to be updated concurrently with the Housing Element. The SE's primary purpose is to identify potential risks in the City and safeguard the well-being of the Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed SE addresses disaster and emergency preparedness (including evacuation), flood hazards, fire hazards, aircraft hazards, seismic hazards, geologic hazards, hazardous materials and waste, and climate adaptation and resiliency strategies.

In 2016, the State of California passed S.B. 1000, which requires that an Environmental Justice Element (EJE) be prepared when two or more General Plan Elements are updated in cities that have areas of disadvantaged communities. The Environmental Justice Element includes policies to improve quality of life and reduce health risks in these communities by improving air quality, access to public facilities, food access, ensuring safe and sanitary homes, and encouraging physical activity. Overall, the proposed Safety and Environmental Justice Elements are aligned with other General Plan Element's goals, policies, and implementation programs.

At Planning Commission meetings on February 3, 2021, and May 5, 2021, staff presented the draft 2021-2029 Housing, Safety, and Environmental Justice Elements to the Planning Commission for review and comments. The drafts were then forwarded to the City Council. At the March 9, 2021, June 8, 2021, July 8, 2021, July 27, 2021; meetings, they considered the document. Of particular concern were the Housing Opportunity sites

and strategies designed to meet the City's RHNA allocation.

The Draft Housing Element was revised to reflect Planning Commission and City Council concerns and was forwarded to HCD for mandatory review on October 4, 2021. Staff received HCD comments on December 3, 2021. The draft is being revised to address HCD comments so that it could be reviewed by the Planning Commission and adopted by City Council prior to February 15, 2021.

ANALYSIS:

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. Per Government Code Section 65584, HCD is mandated to determine the State-wide housing need. HCD provides its determination to the State's sub-regional councils. In turn, these councils (SCAG for Southern California) are responsible for assigning housing allocations for each jurisdiction within its planning area. The local jurisdiction is not required to construct these units; they are only mandated to provide opportunities for the development of these units.

HCD has estimated the regional housing needs allocation (RHNA) for the 2021-2029 planning period for the City of Perris is 7,805 units. The total units are distributed across four income categories as follows:

come Category	Number of Units	
tremely Low	1,015	
ry Low-Income	1,015	
w-Income	1,127	
oderate-Income	1,274	
pove Moderate-Income	3,374	
2021-2029 RHNA Allocation	7,805	

In compliance with State law, the City of Perris Housing Element identifies opportunity sites (see Exhibit B) and includes policies and programs designed to meet the City's 2021-2029 RHNA.

Housing Element Contents

Pursuant to Government Code Section 65583, the broad categories discussed below are required to be addressed in the Housing Element.

Introduction to Housing in Perris

This chapter outlines the purpose and organization of the Housing Element and the element's relationship to with other elements in the City of Perris General Plan and consistency with State Housing Law. It also discusses the new Housing Legislation included in the Housing Element and provides a comprehensive description of the Community Participation Program.

Housing Plan

The Housing Element must also contain a "Housing Plan" that identifies long-term housing goals and shorter-term policies to address the identified housing needs. The implementation of the goals and policies are achieved through housing policy actions that identify specific programs the City plans to undertake to achieve each goal and policy. The City of Perris housing goals, policies, and policy actions address the following five major goals:

- 1) Enhance the quality of existing residential neighborhoods in Perris, through maintenance and preservation, while minimizing displacement impacts.
- 2) Assist in the development of housing for all economic segments of the City.
- 3) Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.
- 4) Ensure equal housing opportunity and affirmatively further fair housing for all residents of Perris, including persons with special needs.
- 5) Provide increased opportunities for homeownership.

Quantified Objectives

State Housing Law requires that each jurisdiction demonstrates in the Housing Element how it will meet its RHNA obligations. The Quantified Objectives table sets a goal for the number of housing units that will be constructed, rehabilitated and preserved over the eight-year planning period to meet the City of Perris RHNA allocations. The Quantified Objectives assume optimum conditions for housing production; however, environmental, physical and market conditions influence the timing, type and cost of housing production.

Community Profile

The Community Profile includes required information on population demographics, housing characteristics, the housing market and affordability. To project future needs, the section also discusses anticipated jobs, housing and population growth.

Housing Needs

The Housing Needs chapter identifies housing needs related to income, overcrowding, overpayment and special needs groups. The Housing Needs chapter found that nearly 61 percent of the Perris households experienced some form of housing problem. In compliance with the Fair Housing Act of 1968 and California Assembly Bill 686, an Assessment of Fair Housing was also prepared and examines housing enforcement and community outreach efforts, patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunities, disproportionate housing need and displacement risk. The Housing Needs chapter also identifies and prioritizes contributing factors that affect fair housing choices in Perris and evaluates the risk of assisted housing converting to market rate housing.

Housing Constraints Analysis

This section identifies constraints, governmental and non-governmental, that could hinder the development of housing and thus the City's achievement of its housing goals. In Perris, environmental constraints associated with seismic hazards, flooding, toxic and hazardous waste, fire, noise and March Air Reserve Base and the Perris Airport restrict residential development. The Riverside County Multi-Species Habitat Conservation Program while preserving open space also limits residential development. The Housing Constraints analysis also records efforts made to remove the constraints including adoption of the Senior Housing Overlay Zone and updates to the City's Accessory Dwelling Unit (ADU) Ordinance.

Housing Resources

The Housing Resources chapter summarizes the land, financial, and administrative resources available for the development and preservation of housing in Perris and outlines a strategy for meeting the City's 2021-2029 RHNA. As discussed previously, the City of Perris RHNA allocation is 7,805 units; however, the City is able to credit entitled projects, projects under construction, and projects in building plan check (prior to October 15, 2021) towards their RHNA. The City is also able to project the anticipated number of accessory dwelling units (ADU) that will be built during the planning period, based on production in previous years.

To facilitate the development of new housing units, within the Housing Element, there are 13 Housing Opportunities Areas (Figure 7-2 of the Housing Element) that have been identified as appropriate to accommodate the City's RHNA. Areas 1 through 11 include 67 parcels totaling just under 250 acres that are vacant and zoned for residential uses. These parcels are envisioned to have a Housing Opportunity Overlay adopted to allow for development of up to 30 units per acre. Area 12, is the Harvest Landing Specific Plan area, which is entitled for medium and high density residential uses and Area 13 is select parcels within the Perris Downtown Specific Plan area. Within Area 13 there are 206 parcels totaling approximately 89 acres that are either vacant or developed, but have underutilized uses ripe for redevelopment. Within the Perris Downtown Specific Plan area all identified parcels in the sites inventory are zoned for mixed-use development that must adhere to the form-based code. In total, the 13 opportunity areas can accommodate a total of 8,782 units. The table below depicts the RHNA credits, remaining obligations, and anticipated surplus.

	Density Permitted	Income Category			
		Loweri	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation		3,157	1,274	3,374	7,805
Credits Towards the RHNA		142	0	1,968	2,110
Accessory Dwelling Units	PRODUCTOR STREET	92	56	12	160
Remaining RUNA		2,923	1,248	1,394	5,535
Atea 1 - MFR 22	30 du/ac	145	58	159	362
Area 2 - MFR 14	30 du/ac	244	98	268	610
Area 3 - R-10,000	30 du/ac	405	162	446	1,013
Area 4 - MFR-14	30 du/ac	400	160	440	999
Area 5 - R-10,000	30 du/ac	437	175	#81	1,094
Area 6 - Green Valley SP	30 du/ac	104	41	114	259
Area 7 - CC	30 du/ac	168	67	185	420
Area 8 - CC	30 du/ac	85	34	93	212
Area 9 - R-6,000	30 du/ac	136	54	149	339
Area 10 - CC	30 du/ac	147	Ø	0	147
Area 11 - CC	30 du/ac	127	Ø	0	127
Area 12 - Harvest Landing SP	22 du/ac	0	497	1,008	1,505
Area 13 - Downtown SP	35 du/ac	678	271	746	1,695
SITES TOTAL		3,075	1,617	4,090	8,782
SURPLUS	13000	152	399	2,696	3,247

Housing Element Table 7-3 Credits toward the 2021-2029 RHNA p. 182 Housing Element Table 7-9 Accommodation of the 2021-2029 RHNA p. 198

In compliance with State law, the City of Perris Housing Element identifies sites and includes policies and programs designed to meet the City's remaining RHNA obligation of the remaining 5,695 units. To ensure that adequate opportunities for the development of housing are available throughout the eight year planning period, the State encourages communities to develop a sites inventory that exceeds their RHNA. This chapter also presents analysis that demonstrates consistency with the new Affirmative Furthering Fair Housing (AFFH) requirements and identifies opportunities for energy conservation.

Housing Element Implementation

To comply with State Law, communities must adopt land use plans and zoning that provide the opportunities for and do not unduly constrain housing development. The City of Perris has obtained a \$300,000 LEAP Grant to implement the goals and policies outlined in the Housing Element, including:

Amending Existing Land Use Regulations. The City will analyze existing residential and mixed-use

- zoning ordinances and specific plans to identify constraints to affordable housing development. Once identified, appropriated ordinance and specific plan amendments will be proposed for adoption.
- Updating the Downtown Perris Specific Plan (DPSP) Environmental Documents. The Housing Element identifies Downtown Perris as a Housing Opportunity Site because it is centrally located and accessible to commercial uses, schools, and public transit. Although the DPSP permits higher densities needed for affordable housing development, unlike many of the Perris Specific Plan EIRs the DPSP EIR does not provide project-level analysis for residential development. As a result, each proposed project must prepare an environmental document increasing the time and costs associated with development. With LEAP Grant monies, the City will prepare a Supplemental EIR which will provide project-level environmental analysis for residential development in the DPSP area.
- Overlay Zone for Housing Opportunity Sites. LEAP Grant funds will be used to prepare the Overlay Zone for Housing Opportunity Sites described in the Housing Element. Once adopted by the City Council, a property owner or developer could choose to develop at the densities permitted by the underlying zoning or to activate the Overlay zone. Although projects would be subject to design review, a higher density affordable project could be processed without a zone change.
- Objective Design Standards Residential Development. Objective design standards, required by State
 Law, decrease ambiguity, and expedite development by providing design standards which allow a byright, ministerial approval process for multi-family development.

Housing Element Adoption Timeline

Pursuant to Assembly Bill 1398, all local government jurisdictions that fail to adopt a compliant housing element by October 15, 2021, or within 120 days of the statutory deadline (February 12, 2021) shall be required to implement any of the local implementation measures no later than one year from the statutory deadline (by October 15, 2022). Otherwise, the local government jurisdiction's housing element will no longer comply with the State Housing Element Law.

Timely adoption of the Housing Element is important since failure to adopt the Housing Element by the extended statutory deadline of February 12, 2021, can result ineligibility for crucial state funding and grant opportunities.

The City of Perris Housing Element adoption schedule is designed to meet the February 12, 2022 deadline. After Planning Commission consideration on January 5, 2022, the City Council will review and consider the draft document on January 25, 2022.

Since the final Housing Element certification is required by Housing and Community Development (HCD) (pursuant to Government Code Section 65580 to 65590) and is still pending, the future City Council Resolution permits staff to make non-substantive and/or technical changes to the Housing Element portion of General Plan Amendment No. 21-0517 as may be required by HCD.

SAFETY ELEMENT (SE):

The SE is one of seven mandatory elements of the City of Perris General Plan which its primary purpose is to identify potential risks in the City and safeguard the well-being of Perris community by outlining the hazards that threaten the community, which outlines policies and practices that take tangible steps to protect the community's public health and safety, and welfare. The proposed SE has nine (9) goals and policies to address:

- disaster and emergency preparedness (including evacuation), and
- flood hazards, and
- fire hazards,
- aircraft hazards, seismic and geologic hazards, and

- hazardous materials and waste, and
- climate adaptation and resiliency strategies.

Overall, the updated SE helps to ensure that the City takes immediate action to reduce natural and manmade hazards and safety threats, as well to allow the City to respond quickly to any public safety risk.

ENVIRONMENTAL JUSTICE ELEMENT (EJE):

The City of Perris has elected to create a standalone Environmental Justice Element, which is closely integrated with the Health Element and other chapters of the general plan. In developing the Environmental Justice Element, the City of Perris is not only fulfilling a state requirement, but also documenting a commitment to planning practices that promote engagement in the public participation process and land use decisions that address issues of health equity and environmental justice.

The purpose of the EJE is to promote the health of Perris Residents, improve the urban environment, and support a high quality of life by reducing the dependency of cars, minimizing energy consumption, and improving community air quality in cities and counties that are disadvantaged. The EJE must include the following:

- Reduce pollution and improve air quality in disadvantaged communities, improve public facilities, increase food access, promote safe and sanitary homes, and encourage physical activity to reduce the unique or compounded health risks associated with living in a disadvantaged or environmental justice area; and
- Promote civil engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

Overall, the policies and goals established in EJE are intended to serve as a guide for future land use development decisions in the City.

PUBLIC OUTREACH FOR HOUSING, SAFETY, AND EJ ELEMENTS:

California Government Code requires that local governments make a diligent effort to achieve public participation from all economic segments of the community in developing the Housing Element. To engage with residents of protected classes or that may be underrepresented, the City generally utilizes the following strategies:

- General posting to the City website and social media post (Facebook, Instagram, and Twitter).
- Promotion and distribution through community-oriented partner organizations such as school districts, non-profit organizations, County organizations, business organizations
- Physical outreach which included several pop-up events where city staff engaged the community.

During the preparation of the 2021-2029 Housing Element Update, SE, and EJ Elements, the City engaged with a number of organizations and agencies that directly provide housing or housing-related services to residents. Stakeholder groups that have been identified as influential to the development of housing and the provision of services in the community are:

- Housing Authority of the County of Riverside
- Fair Housing Council of Riverside County
- Perris Senior Citizens Center
- Mead Valley Community Center
- Perris Family Care Center
- Riverside County Office on Aging

- Housing and Homeless Coalition for Riverside County
- Inland Valley Habitat for Humanity
- Volunteers of America
- TODEC Legal Center
- El Sol Neighborhood Educational Center
- Perris Historical Society

Due to the risks to public health caused by the possible spread of the COVID-19 virus at public gatherings, the City of Perris, utilized a variety of technological platforms to conduct an extensive public participation program prior to the submittal of this Housing Element draft to the California State Department of Housing and Community Development (HCD) for informal review. Prior to June 15, 2021, meetings were held virtually, on Zoom or a comparable platform. After June 15th, meetings were held in person with the option to participate or observe virtually. Some of the events where:

Meeting	Date	Activity
Stakeholder Roundtable	February 2, 2021	A virtual meeting attended by Habitat for Humanity, SoCal gas, The Perris Communist Coalition, and City Housing and Economic Development Departments to received feedback on housing activities that can be prioritized.
Planning Commission Workshop	February 3, 2021	An in person informational workshop to the Planning Commission to receive feedback.
Habitat for Humanity Interview	February 5, 2021	A in-person meeting with Habitat for Humanity identifying progress area relevant to the housing element.
City of Perris Youth Advisor Council (YAC)	March 16, 2021	An in-person presentation given to YAC to obtain feedback for the Housing Element.
Val Verde Unified School District	March 18, 2021	A virtual meeting to several community stakeholders from the Val Verde Unified School District to obtain feedback.
City of Perris Health Department	April 6, 2021	A virtual meeting to identifying additional outreach by survey link, informational brochures to residents.
Perris Valley Chamber of Commerce (PVCC)	April 7, 2021	A virtual presentation that was administered by the PVCC to provide stakeholders with an overview and update of the Housing Element.
Planning Commission Workshop	May 5, 2021	A 2 nd virtual workshop to obtain feedback on specific sections of the draft Housing Element.
City Council Workshop	June 8, 2021	A workshop to discuss the sites inventory and to receive more feedback.
City of Perris Housing Authority Pop-up events	June 2021	City staff held pop-up events at several parks within the City which included obtaining comment cards from residents.
City Council Workshop	July 8, 2021	A second workshop to discuss sites inventory in additional detail to set for a final City Council meeting to finalize opportunity sites.
City Council Workshop	July 27, 2021	The 3 rd workshop to finalize opportunity sites.
Informational Materials and Housing Survey	Feb-May 2021	Several events ranging for posting information on the city website and social media plat forms.

Overall, the draft Housing Element, Safety Element and Environmental Justice Element has included extensive public outreach and transparency.

ENVIRONMENTAL CONSIDERATIONS AND CEQA PROCESS:

In compliance with the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project and determined that the project would not have significant impacts; therefore, Initial Study/Mitigated Negative Declaration No. 2367 was prepared (Exhibit B).

AIRPORT LAND USE COMMISSION:

As required for all General Plan amendments, an application for a Major Land Use Review was submitted to the Riverside County Airport Land Use Commission (ALUC). Since there are no development standard changes or changes to zoning and land use designation that would increase residential density and the project will not increase non-residential intensity that would exceed Airport Land Use Compatibility Plan criteria, it was determined that the proposed project would not impact the safety of air navigation within the March Air Reserve Base/Inland Port Airport and the Perris Valley Airport Influence Areas. As a result, General Plan Amendment 21-05173 was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the Perris Valley Airport Land Use Compatibility Plan. (Exhibit E – Riverside Airport Land Use Commission letter dated October 4, 2021)

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 21-26 recommending the City Council adopt the Initial Study/Mitigated Negative Declaration 2367 and approve the General Plan Amendment 21-05173.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item are included in the General Fund Budget.

Prepared by:

Nathan Perez, Senior Planner Candida Neal, Planning Consultant

REVIEWED BY:

Kenneth Phung, Director of Development Services

buts

- A. Planning Commission Resolution 22-01 recommending adoption cheral Plan Amendment 21-05173
- B. Housing Element Opportunity Sites
- 2021-2029 Housing Element, Safety Element of Environmental Justice ment. Due to the size of document file one documents are on File with the language Department and available online at: https://www.c._corris.org/ ariments/development-services/planning/en-mental-documents-for-public-review/-folder-289
- D. Draft Initial Stude Intigates Stative Declaration for the 2021-2029 Housing Element Stude Intigates Stative Declaration for the 2021-2029 Housing Element Students are Stative Element. Due to the size document files, the documents are Stile with the Planning Separtment and available online at: https://www.cityofperris.org/departments/developments-services/planning/environmental-documents-for-public-review.
- E. Letter Riverside County Airport Land Use Commission dated October 4, 2021

Letter from Southwest Regional Council of Carpenters (SWRCC) letter dated January 4, 2022 – Due to size of document, only the formal letter is attached. The entire letter with attachments is available online at:

https://www.cityofperris.org/departments/develop ment-services/planning/environmental-documentsfor-public-review/-folder-289

139 South Hudson Avenue Suite 200 Pasadena, California 91101

VIA E-MAIL

January 4, 2022

Nancy Salazar City Clerk City of Perris 101 North D Street Perris, CA 92570

Em: cityclerk@cityofperris.org

RE: City of Perris' 6th Cycle Housing Element Update.

Dear Nancy Salazar,

On behalf of the Southwest Regional Council of Carpenters ("Southwest Carpenter" or "SWRCC"), my Office is submitting these comments for the City of Perris' ("City") January 5th, 2022 Planning Commission Meeting for its draft 2021-2029 update to the City's General Plan Housing Element ("Project").

The Southwest Carpenters is a labor union representing 50,000 union carpenters in six states, including California, and has a strong interest in well ordered land use planning and addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work and recreate in the City and surrounding communities and would be directly affected by the Project's environmental impacts.

SWRCC expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearings and proceedings related to this Project. Cal. Gov. Code § 65009(b); Cal. Pub. Res. Code § 21177(a); Bakersfield Citizens for Local Control v. Bakersfield (2004) 124 Cal. App. 4th 1184, 1199-1203; see Galante Vineyards v. Monterey Water Dist. (1997) 60 Cal. App. 4th 1109, 1121.

SWRCC incorporates by reference all comments raising issues regarding the EIR submitted prior to certification of the EIR for the Project. Citizens for Clean Energy v City of Woodland (2014) 225 Cal. App. 4th 173, 191 (finding that any party who has objected

City of Perris – 6th Cycle Housing Element Update January 4, 2022 Page 2 of 5

to the Project's environmental documentation may assert any issue timely raised by other parties).

Moreover, SWRCC requests that the City provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act ("CEQA"), Cal Public Resources Code ("PRC") § 21000 et seq, and the California Planning and Zoning Law ("Planning and Zoning Law"), Cal. Gov't Code §§ 65000–65010. California Public Resources Code Sections 21092.2, and 21167(f) and Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

The City should require the use of a local skilled and trained workforce to benefit the community's economic development and environment. The City should require the use of workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program or who are registered apprentices in an apprenticeship training program approved by the State of California.

Community benefits such as local hire and skilled and trained workforce requirements can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project Site can reduce the length of vendor trips, reduce greenhouse gas emissions and providing localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

City of Perris – 6th Cycle Housing Element Update January 4, 2022 Page 3 of 5

Skilled and trained workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the UC Berkeley Center for Labor Research and Education concluded:

... labor should be considered an investment rather than a cost – and investments in growing, diversifying, and upskilling California's workforce can positively affect returns on climate mitigation efforts. In other words, well trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

Local skilled and trained workforce requirements and policies have significant environmental benefits since they improve an area's jobs-housing balance, decreasing the amount of and length of job commutes and their associated greenhouse gas emissions. Recently, on May 7, 2021, the South Coast Air Quality Management District found that that the "[u]se of a local state-certified apprenticeship program or a skilled and trained workforce with a local hire component" can result in air pollutant reductions.²

Cities are increasingly adopting local skilled and trained workforce policies and requirements into general plans and municipal codes. For example, the City of Hayward 2040 General Plan requires the City to "promote local hiring . . . to help achieve a more positive jobs-housing balance, and reduce regional commuting, gas consumption, and greenhouse gas emissions."³

In fact, the City of Hayward has gone as far as to adopt a Skilled Labor Force policy into its Downtown Specific Plan and municipal code, requiring developments in its Downtown area to requiring that the City "c]ontribute to the stabilization of regional construction markets by spurring applicants of housing and nonresidential

California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, available at https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf.

² South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, available at http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10

³ City of Hayward (2014) Hayward 2040 General Plan Policy Document at p. 3-99, available at https://www.hayward-ca.gov/sites/default/files/documents/General Plan FINAL.pdf.

City of Perris – 6th Cycle Housing Element Update January 4, 2022 Page 4 of 5

developments to require contractors to utilize apprentices from state-approved, joint labor-management training programs, . . ."⁴ In addition, the City of Hayward requires all projects 30,000 square feet or larger to "utilize apprentices from state-approved, joint labor-management training programs."⁵

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.⁶

In addition, local hire mandates as well as skill training are critical facets of a strategy to reduce vehicle miles traveled. As planning experts Robert Cervero and Michael Duncan noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions since the skill requirements of available local jobs must be matched to those held by local residents. Some municipalities have tied local hire and skilled and trained workforce policies to local development permits to address transportation issues. As Cervero and Duncan note:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing." The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When

⁴ City of Hayward (2019) Hayward Downtown Specific Plan at p. 5-24, available at https://www.hayward-ca.gov/sites/default/files/Hayward%20Downtown%20Specific%20Plan.pdf.

⁵ City of Hayward Municipal Code, Chapter 10, § 28.5.3.020(C).

⁶ California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, available at https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf

⁷ Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? Journal of the American Planning Association 72 (4), 475-490, 482, available at http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf.

City of Perris – 6th Cycle Housing Element Update January 4, 2022 Page 5 of 5

needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

The City should consider utilizing skilled and trained workforce policies and requirements to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts.

Sincerely,

Mitchell M. Tsai

Attorneys for Southwest Regional

Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).



2656 29th Street, Suite 201 Santa Monica. CA 90405

Matt Hagemann, P.G, C.Hg. (949) 887-9013 mhagemann@swape.com

> Paul E. Rosenfeld, PhD (310) 795-2335 prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai 155 South El Molino, Suite 104 Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise ("SWAPE") is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas ("GHG") emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model ("CalEEMod") is a "statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects." CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.²

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.³

¹ "California Emissions Estimator Model." CAPCOA, 2017, available at: http://www.aqmd.gov/caleemod/home.

² "California Emissions Estimator Model." CAPCOA, 2017, available at: http://www.aqmd.gov/caleemod/home.

³ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01 user-39-s-guide2016-3-2 15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled ("VMT") associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.⁴

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

```
"VMT<sub>d</sub> = \Sigma(Average Daily Trip Rate _i * Average Overall Trip Length _i) _n Where:
```

n = Number of land uses being modeled."5

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

```
"Emissionspollutant = VMT * EF<sub>running,pollutant</sub>
Where:
```

Emissions_{pollutant} = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

EF_{running,pollutant} = emission factor for running emissions."6

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction. In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence. The default number of construction-related worker trips is calculated by multiplying the

⁴ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.

⁵ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.

⁶ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

⁷ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01 user-39-s-guide2016-3-2 15november2017.pdf?sfvrsn=4, p. 34.

EcalEEMod User Guide, available at: http://www.caleemod.com/, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.⁹ Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively."¹⁰ Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.¹¹ The operational home-to-work vehicle trip lengths are:

"[B]ased on the <u>location</u> and <u>urbanization</u> selected on the project characteristic screen. These values were <u>supplied by the air districts or use a default average for the state</u>. Each district (or county) also assigns trip lengths for urban and rural settings" (emphasis added). 12

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).¹³

Worker Trip Length by Air Basin					
Air Basin	Rural (miles)	Urban (miles)			
Great Basin Valleys	16.8	10.8			
Lake County	16.8	10.8			
Lake Tahoe	16.8	10.8			
Mojave Desert	16.8	10.8			
Mountain Counties	16.8	10.8			
North Central Coast	17.1	12.3			
North Coast	16.8	10.8			
Northeast Plateau	16.8	10.8			
Sacramento Valley	16.8	10.8			
Salton Sea	14.6	11			
San Diego	16.8	10.8			
San Francisco Bay Area	10.8	10.8			
San Joaquin Valley	16.8	10.8			
South Central Coast	16.8	10.8			
South Coast	19.8	14.7			
Average	16.47	11.17			
Minimum	10.80	10.80			
Maximum	19.80	14.70			
Range	9.00	3.90			

⁹ "CalEEMod User's Guide." CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01 user-39-s-guide2016-3-2 15november2017.pdf?sfvrsn=4, p. 34.

¹⁰ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at:

http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

¹¹ "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at:

http://www.aqmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.

12 "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at:

http://www.agmd.gov/docs/default-source/caleemod/02 appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.

¹³ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.agmd.gov/docs/default-source/caleemod/05 appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8-miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7-miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan ("Project") located in the City of Claremont ("City"). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles. In an effort to evaluate the potential for a local hire provision to reduce the Project's construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	III KE DY L
Without Local Hire Provision	and Wa
Total Construction GHG Emissions (MT CO₂e)	3,623
Amortized Construction GHG Emissions (MT CO₂e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO2e)	3,024
Amortized Construction GHG Emissions (MT CO₂e/year)	100.80
% Decrease in Construction-related GHG Emissions	17%

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project's urbanization level and location.

¹⁴ "Appendix D Default Data Tables." CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05 appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

M / frix.n.

Matt Hagemann, P.G., C.Hg.

Paul Renfeld

Paul E. Rosenfeld, Ph.D.

Attachment 7 Letter Riverside County Airport Land Use Commission dated October 4, 2021

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



ctober 4, 2021

CHAIR Palm Sorings

VICE CHAIR Lake Etsinore

MSS MEDI

Arthur Buti

John Lyon

Desert Hot Springs

Michael Gelle Riverside

> STAFF Paul Rull

Jackle Vega Barbara Santos

County Administrative Conte COOLemps 3.14h Floor Rhesida (01925)1 660956132

Candida Neal, Planning Consultant City of Perris Development Services Department - Planning Division 101 N. D Street Perris CA 92570

AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW -DIRECTOR'S DETERMINATION

File No.:

ZAP1023PV21

Related File No .:

21-05173 (General Plan Amendment [Housing Element Update,

Safety Element Update, Environmental Justice Update])

Citywide

Dear Ms. Neal:

APN:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Perris Case No. 21-05173 (General Plan Amendment [Housing Element Update, Safety Element Update, Environmental Justice Update]), a proposal to update the City's Housing, Safety and Environmental Justice Elements to be consistent with state law, identifying and analyzing the City's housing needs and developing a work program consisting of City's goals, policies, and objectives to develop housing.

There are no changes to the City's general plan land use designation, zoning, or specific plan designations proposed at this time. The project will (in the future) adopt an overlay zoning for 13 Opportunity Sites, which would allow for a maximum of 30 dwelling units per acre (this zoning ordinance/specific plan amendment would require ALUC review). The sites are located within Compatibility Zones D and E of March Air Reserve Base/Inland Port Airport Influence Area (AIA), where residential density is not restricted, as well as being located within Compatibility Zones D and E of Perris Valley AIA, where Zone D restricts residential density to either below 0.2 dwelling units per acre or above 5.0 dwelling units per acre (residential density is not restricted in Zone E). The proposed density of these opportunity sites would be consistent with the airport land use compatibility criteria.

There are no development standard changes or changes to zoning and land use that would increase residential density or non-residential intensity within the proposed amendments (that would exceed ALUCP criteria). Therefore, these amendments have no possibility for having an impact on the safety of air navigation within the portions of the March Air Reserve Base/Inland Port Airport and Perris Valley Airport Influence Areas located within the City of Perris.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and the 2011 Perris Valley Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely, RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Case File cc:

X:\AIRPORT CASE FILES\Perris Valley\ZAP1023PV21\ZAP1023PV21.LTR.doc



CITY OF PERRIS

CITY COUNCIL AGENDA SUBMITTAL

MEETING DATE:

January 25, 2022

SUBJECT:

Industrial Projects Moratorium Discussion.

REQUESTED ACTION:

The City Council consider and discuss potentially adopting an industrial

project moratorium and providing direction to staff.

CONTACT:

Kenneth Phung, Director of Development Services

BACKGROUND/DISCUSSION:

On December 14, 2021, Councilmember Corona requested a discussion on a potential industrial projects moratorium be agendized. Per the request, this potential moratorium would prohibit the development of industrial projects with a square footage of over 50,000 sq. ft. while the moratorium is in effect for staff to evaluate air quality, truck traffic, and health risk assessment associated with industrial developments. To adopt a moratorium ordinance, a 4/5 vote is required pursuant to Government Code Section 65858. This moratorium would be in effect for an initial 45-day period that can be extended up to 22 months and 15 days depending on the procedures followed (any extension also requires a 4/5 vote, and only two extensions are permitted).

Staff has prepared Maps (i.e., Attachments 1, 2, and 3) highlighting the status of land zoned "industrial" in the City. If the moratorium ordinance is adopted, it should be noted that it would not apply to vested projects (i.e., projects that have been approved by the Planning Commission/City Council and have started grading) or projects with a Development Agreement as currently approved, as the Development Agreement includes language that precludes the application of a moratorium. Staff also does not recommend it apply to projects that have received their entitlements (e.g., Planning Commission/City Council approved projects) as the developer has expended a significant amount of resources to obtain project approval and adoption of the CEQA (California Environmental Quality Act) document. As a result, the moratorium would potentially only apply to the approximately 15% of remaining industrial land in the northern part of Perris (i.e., PVCC Specific Plan) and 35% of remaining industrial land in the southern part of Perris that are in process for approval or with no application in place.

Currently, the cities of Chino, Colton, Jurupa Valley, and Riverside have instituted a warehouse moratorium to evaluate further the impacts of traffic (i.e., increased truck traffic and damage to local streets), loss of potential economic revenue, air quality, and environmental health.

If Council determines to proceed with an industrial moratorium and to study their effects upon the City, staff requests that Council provide direction as to what stage an application would be exempt from the moratorium (i.e., formal application, a project application deemed complete, a project

already noticed for CEQA, etc.). Staff has been able to confirm that the City of Colton exempts formal application submittal from the industrial moratorium process and will follow up with the remaining cities for their criteria prior to the public hearing. Additionally, Government Code Section 65858 requires that Council issue a written report on measures taken to alleviate the conditions that lead to the adoption of the moratorium. This report must be issued at least 10 days prior to the expiration of the moratorium (or any extension).

RECOMMENDATION:

City staff requests that Council discuss potentially adopting an industrial moratorium and provide direction to staff for a possible urgency moratorium which will require at least a 4/5 vote in order to be adopted. If Council desires to proceed with a warehouse moratorium, then staff seeks further direction regarding the criteria to include in the moratorium. In addition, staff recommends the industrial moratorium be brought back on March 8, 2022, to provide staff time to conduct the necessary research to prepare the urgency ordinance for adoption.

BUDGET (or FISCAL) IMPACT: Costs for staff preparation of this item has been budgeted in the 2021-2022 General Fund

Prepared by:

Kenneth Phung, Director of Development Services

REVIEWED BY:

City Attorney Assistant City Manager Deputy City Manager EQ

X

Attachments:

- 1. Status Map of Industrial Projects in the North End of Perris
- 2. Status Map of Industrial Projects in Central Part of Perris
- 3. Status Map of Industrial Project in the South End of Perris

Consent:

Public Hearing:

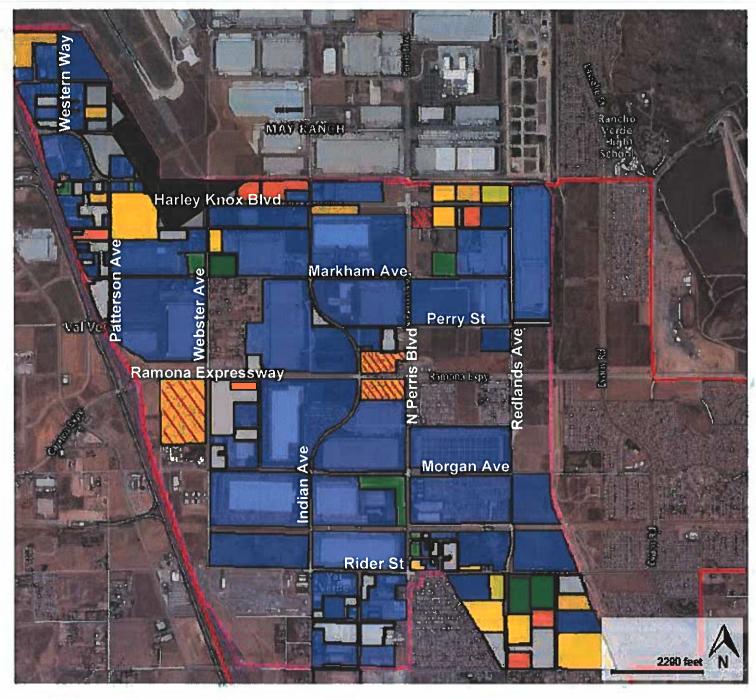
Business Item:

Presentation:

Other:

Attachment 1 Status Map of Industrial Projects in the North End of Perris

Industrial Projects in the North End of Perris



- Existing or Under Construction Industrial Projects
- Approved Industrial Projects
- In Process Industrial Projects
- Preliminary Review Industrial Applications
- Proposed Zone Change to Facilitate Industrial Development
- Vacant Light and General Industrial Zoned Land
- Industrial Development with Development Agreement

Attachment 2 Status Map of Industrial Projects in the Central Part of Perris

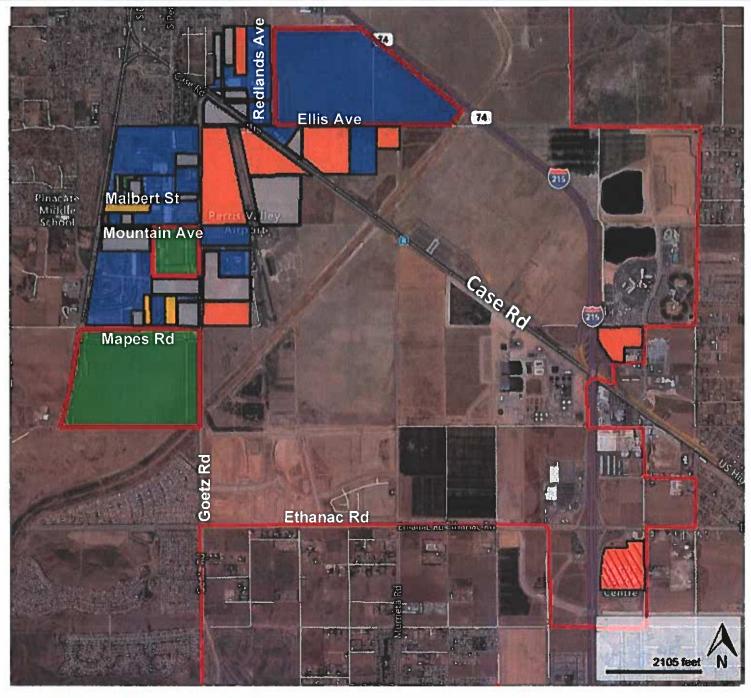
Industrial Projects in the Central Part of Perris



- Existing or Under Construction Industrial Projects
- Approved Industrial Projects
- In Process Industrial Projects
- Preliminary Review Industrial Applications
- Proposed Zone Change to Facilitate Industrial Development
- Vacant Light and General Industrial Zoned Land
- Industrial Development with Development Agreement

Attachment 3 Status Map of Industrial Projects in the South End of Perris

Industrial Projects in the South End of Perris



- Existing or Under Construction Industrial Projects
- Approved Industrial Projects
- In Process Industrial Projects
- Preliminary Review Industrial Applications
- Proposed Zone Change to Facilitate Industrial Development
- Vacant Light and General Industrial Zoned Land
- Industrial Development with Development Agreement