

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
MORENO VALLEY
BOARD OF LIBRARY TRUSTEES

February 22, 2011

SPECIAL PRESENTATIONS – 6:00 P.M.
REGULAR MEETING – 6:30 P.M.

City Council Closed Session

First Tuesday of each month – 6:00 p.m.

City Council Study Sessions

Third Tuesday of each month – 6:00 p.m.

City Council Meetings

Second and Fourth Tuesdays – 6:30 p.m.

City Hall Council Chamber - 14177 Frederick Street

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator, at 951.413.3027 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Jesse L. Molina, Mayor Pro Tem
Robin N. Hastings, Council Member

Richard A. Stewart, Mayor

Marcelo Co, Council Member
William H. Batey II, Council Member

AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
February 22, 2011

CALL TO ORDER

SPECIAL PRESENTATIONS

1. Officer of the Quarter - Officer Michael Koehler
2. Officer of the Year - Officer Jonathan Bodnar

**AGENDA
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO
VALLEY AND THE BOARD OF LIBRARY TRUSTEES**

**REGULAR MEETING - 6:30 PM
FEBRUARY 22, 2011**

CALL TO ORDER

(Joint Meeting of the City Council, Community Services District, Community Redevelopment Agency, and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item)

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS ON THE AGENDA WILL BE TAKEN UP AS THE ITEM IS CALLED FOR BUSINESS, BETWEEN STAFF'S REPORT AND CITY COUNCIL DELIBERATION (SPEAKER SLIPS MAY BE TURNED IN UNTIL THE ITEM IS CALLED FOR BUSINESS.)

PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL WILL BE HEARD PRIOR TO CITY COUNCIL REPORTS AND CLOSING COMMENTS. IN THE EVENT THAT THE AGENDA ITEM FOR SUCH PUBLIC COMMENTS HAS NOT BEEN CALLED BY 9:00 P.M., IT SHALL BE CALLED AS THE NEXT ITEM OF BUSINESS FOLLOWING THE CONCLUSION OF ANY ITEM BEING HEARD AT 9:00 P.M. Those wishing to speak should submit a BLUE speaker slip to the Bailiff. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

JOINT CONSENT CALENDARS (SECTIONS A-D)

All items listed under the Consent Calendars, Sections A, B, C, and D are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the Council, Community Services District, Redevelopment Agency or the Board of Library Trustees requests that an item be removed for

separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

A.3 CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES (Report of: City Clerk Department)

Recommendation:

Receive and file the Reports on Reimbursable Activities for the period of February 2 – 15, 2011.

A.4 APPROVAL OF CHECK REGISTER FOR DECEMBER, 2010 (Report of: Financial & Administrative Services Department)

Recommendation:

Adopt Resolution No. 2011-16, approving the Check Register for the month of December, 2010 in the amount of \$8,598,598.73.

Resolution No. 2011-16

A Resolution of the City Council of the City of Moreno Valley, California, Approving the Check Register for the Month of December, 2010

A.5 ACCEPTANCE OF SOUTHERN CALIFORNIA EDISON LOCAL GOVERNMENT STRATEGIC PLAN GRANT (Report of: Community & Economic Development Department)

Recommendation:

Approve Resolution No. 2011–17 to accept the Southern California Edison Local Government Strategic Plan Grant and authorize the Financial and Administrative Services Director to create the necessary budgetary appropriations for the Grant.

Resolution No. 2011-17

Resolution of the City Council of the City of Moreno Valley to accept the Southern California Edison Local Government Strategic Plan Grant and authorizing the Financial and Administrative Services Director to create the necessary budgetary appropriations for the grant

- A.6 RECEIPT OF QUARTERLY INVESTMENT REPORT - QUARTER ENDED DECEMBER 31, 2010 (Report of: Financial & Administrative Services Department)

Recommendation:

Receive and file the Quarterly Investment Report, in compliance with the City's Investment Policy

- A.7 RECEIVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2009-10 (Report of: Financial & Administrative Services Department)

Recommendation:

1. Approve and accept the Annual Report on Development Impact Fees in compliance with California Government Code Section 66006; and
2. Approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees.

- A.8 ACCEPTANCE OF DONATION IN THE AMOUNT OF \$13,475 BY THE MORENO VALLEY FRIENDS OF THE LIBRARY FOR THE MORENO VALLEY PUBLIC LIBRARY (Report of: Library Services Department)

Recommendation:

Accept a monetary donation from the Moreno Valley Friends of the Library in the amount of \$13,475.

- A.9 CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) GRANT FUNDING OPPORTUNITY (Report of: Police Department)

Recommendation:

Approve the grant application and authorize acceptance (if awarded) of the California Office of Traffic Safety grant in the amount of \$204,581.24, entitled "DUI Enforcement and Awareness Program."

- A.10 APPROVE RE-APPROPRIATION OF FUNDS AND AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH HILLCREST CONTRACTING, INC. FOR DAY STREET ROADWAY IMPROVEMENTS FROM ALESSANDRO BOULEVARD TO COTTONWOOD AVENUE (ITEM ALSO LISTED AS ITEM C.3) (Report of:

Public Works Department)

Recommendation:

1. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Hillcrest Contracting, Inc. up to, but not exceeding, the contingency amount of \$28,200, subject to the approval of the City Attorney;
2. Authorize a full road closure of Day Street from Alessandro Boulevard to Cottonwood Avenue, including adjacent side streets, as necessary, for the construction of roadway improvements from February 2011 to April 2011; and
3. Authorize the Public Works Director/City Engineer to allow for an additional 60 day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues.

A.11 PA07-0090 – APPROVAL OF AMENDMENT NO. 1 TO THE COOPERATIVE AGREEMENT FOR MORENO MASTER DRAINAGE PLAN LINE F, STAGE 3, LINE D, LINE D-5, LINE D-6, AND LINE F SINCLAIR STREET STORM DRAIN, ASSOCIATED WITH THE HIGHLAND FAIRVIEW LOGISTICS CORPORATE PARK, BETWEEN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, CITY OF MORENO VALLEY, AND HF LOGISTICS-SKX T1, LLC, HF LOGISTICS-SKX T2, LLC, HIGHLAND FAIRVIEW PARTNERS I, HIGHLAND FAIRVIEW PARTNERS II, HIGHLAND FAIRVIEW PARTNERS III, AND HIGHLAND FAIRVIEW PARTNERS IV, BETWEEN STATE ROUTE 60 AND EUCALYPTUS AVENUE, AND REDLANDS BOULEVARD AND THEODORE STREET, DEVELOPER: HF LOGISTICS - SKX T1, LLC, MORENO VALLEY, CA (Report of: Public Works Department)

Recommendation:

1. Approve Amendment No. 1 to the Cooperative Agreement between Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and HF Logistics-SKX T1, LLC, HF Logistics-SKX T2, LLC, Highland Fairview Partners I, Highland Fairview Partners II, Highland Fairview Partners III, and Highland Fairview Partners IV for Moreno Master Drainage Plan Line F, Stage 3, Line D, Line D-5, Line D-6, and Line F Sinclair Street Storm Drain improvements; and
2. Authorize the Mayor to execute Amendment No. 1 to the Cooperative Agreement contingent upon the Developer providing the City with an executed version of the Amendment No. 1 from the County Board of Supervisors.

- A.12 A RESOLUTION IN SUPPORT OF A HIGH SPEED RAIL ALIGNMENT ALONG THE I-215 CORRIDOR NEAR MARCH AIR RESERVE BASE AND THE DOWNTOWN SAN BERNARDINO TRANSIT CENTER (Report of: Community & Economic Development Department)

Recommendation:

Adopt Resolution No. 2011-18 in support of a High Speed Rail (HSR) alignment along the I-215 corridor near March Air Reserve Base (MARB) and the Downtown San Bernardino Transit Center.

Resolution No. 2011-18

A Resolution of the City Council of the City of Moreno Valley, California, Supporting a High Speed Rail Alignment Along the I-215 Corridor with Stations near March Air Reserve Base and the Downtown San Bernardino Transit Center

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

- B.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

- B.2 MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

C. CONSENT CALENDAR - COMMUNITY REDEVELOPMENT AGENCY

- C.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

- C.2 MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

- C.3 APPROVE RE-APPROPRIATION OF FUNDS AND AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH HILLCREST CONTRACTING, INC. FOR DAY STREET ROADWAY IMPROVEMENTS FROM ALESSANDRO BOULEVARD TO COTTONWOOD AVENUE (ITEM ALSO LISTED AS ITEM A.10) (Report of:

Public Works Department)

Recommendation: That the RDA:

1. Re-appropriate \$232,000 from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue);
2. Authorize a Change Order to increase the Purchase Order with Hillcrest Contracting, Inc., in the amount of \$192,000 for Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue (Account No. 897.91724); and
3. Authorize the City Manager, acting in his capacity as the Executive Director for the Community Redevelopment Agency of the City of Moreno Valley, to execute the Change Order to the Purchase Order for Hillcrest Contracting, Inc. on behalf of the Community Redevelopment Agency.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

D.2 MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

E. PUBLIC HEARINGS

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration. Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Bailiff.

E.1 PROPOSED AMENDMENT TO THE GENERAL PLAN HOUSING ELEMENT (PA08-0053) AND ADOPTION OF RESOLUTION NO. 2011-19 (Report of: Community and Economic Development Department)

Recommendation: That the City Council:

Adopt Resolution No. 2011-19 approving PA08-0053; an amendment of the City of Moreno Valley General Plan Housing Element.

Resolution No. 2011-19

A Resolution of the City Council of the City of Moreno Valley, California, Approving PA08-0053: An Amendment of the City of Moreno Valley General Plan Housing Element

F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION

G. REPORTS

- G.1 CITY COUNCIL REPORTS ON REGIONAL ACTIVITIES (Informational Oral Presentation - not for Council action)
 - a. Mayor Richard A. Stewart report on March Joint Powers Commission (MJPC)
- G.2 APPOINTMENT TO THE ACCESSIBILITY APPEALS BOARD AND TO THE ENVIRONMENTAL AND HISTORICAL PRESERVATION BOARD (Report of: City Clerk's Department)

Recommendation: That the City Council:

- 1. After reviewing the ballot provided by the City Clerk:
 - Appoint Alvin C. Horn to the Accessibility Appeals Board as Construction Representative with a term expiring June 30, 2011;
- 2. Appoint one member to the Environmental and Historical Preservation Board with a term expiring June 30, 2012; or
- 3. If appointments are not made, declare the positions vacant and authorize the City Clerk to re-notice the positions as vacant.

- G.3 SUBSTANTIAL AMENDMENT #1 TO THE FY 2010-2011 CDBG ANNUAL ACTION PLAN, THE NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3) (Report of: Community and Economic Development Department)

Recommendation: That the City Council:

Review and adopt the proposed 2010-11 CDBG Annual Action Plan Substantial Amendment #1, the Neighborhood Stabilization Program 3 grant application, and authorize the City Manager to reallocate grant funds between HUD-approved NSP3 grant activities.

- G.4 CITY MANAGER'S REPORT (Informational Oral Presentation - not for Council action)

H. LEGISLATIVE ACTIONS

- H.1 ORDINANCES - 1ST READING AND INTRODUCTION - NONE

H.2 ORDINANCES - 2ND READING AND ADOPTION - NONE

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Those wishing to speak should complete and submit a BLUE speaker slip to the Bailiff. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, OR COMMUNITY REDEVELOPMENT AGENCY

Materials related to an item on this Agenda submitted to the City Council/Community Services District/Community Redevelopment Agency or the Board of Library Trustees after distribution of the agenda packet are available for public inspection in the City Clerk's office at 14177 Frederick Street during normal business hours.

CLOSED SESSION

A Closed Session of the City Council, Community Services District and Community Redevelopment Agency of the City of Moreno Valley will be held in the City Manager's Conference Room, Second Floor, City Hall. The City Council will meet in Closed Session to confer with its legal counsel regarding the following matter(s) and any additional matter(s) publicly and orally announced by the City Attorney in the Council Chamber at the time of convening the Closed Session.

- **PUBLIC COMMENTS ON MATTERS ON THE CLOSED SESSION AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL**

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

The Closed Session will be held pursuant to Government Code:

- 1 SECTION 54956.9(b)(1) - CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION

Number of Cases: 2

- 2 SECTION 54956.9(c) - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION

Number of Cases: 2

REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY

ADJOURNMENT

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MINUTES
CITY COUNCIL OF THE CITY OF MORENO VALLEY
February 8, 2011

CALL TO ORDER

SPECIAL PRESENTATIONS

1. "Employee of the Quarter Recognition - Fourth Quarter 2010" – Dale Mendenhall, GIS Technician
2. "Spotlight on Moreno Valley Business"

**MINUTES
JOINT MEETING OF THE
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO VALLEY
BOARD OF LIBRARY TRUSTEES**

**REGULAR MEETING – 6:30 PM
February 8, 2011**

CALL TO ORDER

Joint Meeting of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, the Community Redevelopment Agency of the City of Moreno Valley and the Board of Library Trustees was called to order at 6:32 p.m. by Mayor Stewart in the Council Chamber located at 14177 Frederick Street.

PLEDGE OF ALLEGIANCE – Mayor Pro Tem Jesse L. Molina

INVOCATION – Mayor Richard A. Stewart

ROLL CALL

Council:

Richard A. Stewart	Mayor
Jesse L. Molina	Mayor Pro Tem
William H. Batey II	Council Member
Marcelo Co	Council Member
Robin N. Hastings	Council Member

Staff:

Jane Halstead	City Clerk
Cindy Miller	Executive Assistant
Henry T. Garcia	City Manager
Robert Hansen	City Attorney
Michelle Dawson	Acting Assistant City Manager
John Anderson	Police Chief
Steve Curley	Fire Chief
Chris Vogt	Public Works Director
Barry Foster	Community & Economic Development Director
Sonny Morkus	Human Resources Director
Mike McCarty	Parks & Community Service Director
Richard Teichert	Financial and Administrative Services Director

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JOINT CONSENT CALENDARS (SECTIONS A-D) OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, MORENO VALLEY COMMUNITY SERVICES DISTRICT, COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO VALLEY AND THE BOARD OF LIBRARY TRUSTEES

Mayor Stewart opened the agenda items for the Consent Calendars for public comments, which were received from Deanna Reeder (Items A13, A14, A15, and A16) and Pete Bleckert (Item A14).

A. CONSENT CALENDAR-CITY COUNCIL

A.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

A.2 MINUTES - REGULAR MEETING OF JANUARY 25, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

A.3 CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES (Report of: City Clerk Department)

Recommendation:

Receive and file the Reports on Reimbursable Activities for the period of January 19 - February 1, 2011.

A.4 AUTHORIZATION TO AWARD THE CONSTRUCTION CONTRACT AND AUTHORIZATION TO PURCHASE EQUIPMENT FOR THE SHADOW MOUNTAIN BALLFIELD LIGHTING AND RESTROOM PROJECT, PROJECT NOS. 10-46166527 AND 10-46166430 (ALSO LISTED AS AGENDA ITEM B3) (Report of: Parks and Community Services Department)

Recommendation:

1. Waive the minor irregularities of the lowest Bidder's Proposal and award the construction contract for the Shadow Mountain Ballfield Lighting and Restroom Project to Fleming Environmental Inc., 1372 E. Valencia Drive, Fullerton, CA 92831, the lowest responsive and responsible bidder;
2. Authorize the City Manager to execute a contract with Fleming Environmental Inc.;
3. Authorize the issuance of a Purchase Order to Fleming Environmental Inc., in the amount of \$343,083.36 (\$285,902.80

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for the bid amount plus 20% contingency) when the contract has been signed by all parties;

4. Authorize the Parks and Community Services Director to execute any subsequent change orders to the contract with Fleming Environmental Inc., up to but not to exceed the Purchase Order contingency of \$57,180.56 subject to the approval of the City Attorney; and
5. Authorize the Parks and Community Services Director to initiate purchase orders for the direct purchase of the project's new Musco sports field lighting and electronic switch gear for the total not to exceed amount of \$331,000.00, subject to the approval of the City Manager and City Attorney (Account No. 461.66527 and 461.66430).

A.5 TELECOMMUNICATIONS LICENSE AGREEMENT WITH ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ALSO LISTED AS AGENDA ITEM B4) (Report of: Parks and Community Services Department)

Recommendation:

Authorize the Mayor to execute a Telecommunications License Agreement with Royal Street Communications California, LLC, a Delaware limited liability corporation for approximately 663 square feet of ground space on the property known as John F. Kennedy Veterans Memorial Park.

A.6 ACCEPTANCE AND AUTHORIZATION TO PROCEED WITH HMGP FUNDED PROJECT: STORM DRAIN AND MISCELLANEOUS STREET IMPROVEMENTS BETWEEN ALESSANDRO BOULEVARD AND DRAINAGE FACILITY LINE F PROJECT NO. 11-12566730 (Report of: Public Works Department)

Recommendation:

1. Accept the grant award of up to \$1,178,000 in the federal funds under the Hazard Mitigation Grant Program (HMGP) to construct a storm drain and miscellaneous street improvements in the southeast area of Alessandro Boulevard and Redlands Boulevard;
2. Authorize the Public Works Director/City Engineer to execute the HMGP grant related documents as required and file them with the California Emergency Management Agency per Resolution No. 2011-11; and

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Resolution No. 2011-11

A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Public Works Director/City Engineer to Execute on Behalf of City of Moreno Valley Hazard Mitigation Grant Program (HMGP) Documents and File them in the California Emergency Management Agency for HMGP Funded Projects

3. Authorize the appropriation of \$220,000 from unencumbered Measure "A" (Fund 125) fund balance for the design and construction of the storm drain and miscellaneous street improvements in the southeast area of Alessandro Boulevard and Redlands Boulevard.

A.7 APPROVE AND EXECUTE THE AGREEMENT FOR CONVEYANCE OF PROPERTY FOR THE ACQUISITION OF APN 484-242-017 FOR PERRIS BOULEVARD WIDENING FROM PERRIS VALLEY STORM DRAIN LATERAL "B" TO CACTUS AVENUE PROJECT NO. 11-41570125 (Report of: Public Works Department)

Recommendation:

1. Approve the Agreement for Conveyance of Property for the acquisition of APN 484-242-017 for Perris Boulevard Widening from Perris Valley Storm Drain Lateral "B" to Cactus Avenue;
2. Authorize a Purchase Order in the amount of \$261,000 plus escrow fees when the Agreement has been signed by all parties (Account No. 415.70125);
3. Authorize the City Manager to execute the Agreement upon concurrence by the property owners and authorize the City Manager to approve any changes, subject to the approval of the City Attorney; and
4. Authorize the Financial and Administrative Services Director to wire transfer funds into escrow in the amount of the acquisition price of \$261,000 plus the escrow fees for the acquisition of APN 484-242-017.

A.8 MVTV-3 VIDEO CAMERA REPLACEMENT (Report of: City Manager's Office)

Recommendation:

Approve the transfer of no more than \$17,000 from the Equipment Replacement Reserve Fund to the Public/Education/Government

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Access Programming Fund Number 00132.13210.6365 – Misc. Equipment for the purchase of three Panasonic HVX cameras and accessories.

A.9 NOTICE OF COMPLETION AND ACCEPTANCE OF THE ALESSANDRO BOULEVARD AND INDIAN STREET SIDEWALK IMPROVEMENTS PROJECT NO. 09-12582828 (Report of: Public Works Department)

Recommendation:

1. Accept the work as complete for construction of the Alessandro Boulevard and Indian Street Sidewalk Improvements, constructed by The C&R Construction Group, Inc., 3255 Swetzer Road, Loomis, CA 95650;
2. Direct the City Clerk to record the Notice of Completion within ten (10) calendar days at the office of the County Recorder of Riverside County as required by Section 3093 of the California Civil code;
3. Authorize the Financial and Administrative Services Director to release the retention to The C&R Construction Group thirty-five (35) calendar days after the date of recordation of the Notice of Completion if no claims are filed against the project; and
4. Accept the improvements into the City's maintained system.

A.10 ACCEPTANCE OF FY 2010-11 BTA GRANT, APPROVE BTA AGREEMENT, AND FUNDING APPROPRIATION FOR INDIAN STREET BETWEEN IRIS AVENUE AND KATRINA STREET BICYCLE LANES PROJECT (Report of: Public Works Department)

Recommendation:

1. Accept the California Department of Transportation (Caltrans) Bicycle Transportation Account (BTA) Program grant award of up to \$152,458 in funds for the Indian Street between Iris Avenue and Katrina Street Bicycle Lanes project;
2. Adopt Resolution No. 2011-12, approve and authorize execution of Agreement No. BTA1011-08-SBD-01, to administer the Local Agency-State Agreement for the Fiscal Year 2010/2011 for Class II Bikeway improvements on Indian Street between Iris Avenue and Katrina Street;

Resolution No. 2011-12

A Resolution of the City Council of the City of Moreno Valley,

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California, Approving and Authorizing Execution of Agreement No. BTA 1011-08-SBD-01 to Administer Local Agency-State Agreement for the State-Aid Projects Between the State of California, Acting by and Through the Department of Transportation and the City of Moreno Valley

3. Authorize the \$169,398 (award amount of \$152,458 plus 10% City match) appropriation of undesignated Measure "A" (Fund 125) funds for the design and construction costs of the Indian Street between Iris Avenue and Katrina Street Bicycle Lanes project; and
4. Authorize the Public Works Director/City Engineer to enter into any future agreement amendments with Caltrans to complete the Fiscal Year 2010/2011 BTA grant.

A.11 TRACT MAP 22180, 22180-2, & 22180-3 – EXONERATION OF BONDS FOR PUBLIC IMPROVEMENTS, NORTH OF GENTIAN AVENUE, BETWEEN INDIAN STREET AND PERRIS BOULEVARD, DEVELOPER: PJRJ IRIS INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RANCHO CUCAMONGA, CA 91730 (Report of: Public Works Department)

Recommendation:

1. Authorize the City Engineer to execute the exoneration of the Faithful Performance and Material and Labor cash security associated with Tract's 22180, 22180-2, & 22180-3 for public improvements; and
2. Direct the City Clerk to forward the Notification of Requirement for Public Improvement Security for each tract to the County Recorder's Office for recordation.

A.12 PA04-0216 (PM 33275) – RESIDENTIAL - ACCEPT AGREEMENT AND REAL PROPERTY AS SECURITY FOR PUBLIC IMPROVEMENTS, SOUTHEAST CORNER OF ROXANNE ROAD AND GIFFORD AVENUE, DEVELOPER: ALFONSO R. GUZMAN, JOSE GUZMAN, & YAMIN GUZMAN, MORENO VALLEY, CA. 92555 (Report of: Public Works Department)

Recommendation:

1. Accept the Agreement and Deed of Trust for Public Improvements for PA04-0216 (PM 33275);
2. Authorize the Mayor to execute the agreement;

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3. Direct the City Clerk to forward the signed agreement to the County Recorder's office for recordation; and
4. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said time frame.

A.13 APPROVAL OF ADMINISTRATIVE AMENDMENT TO THE 2008-2013 CONSOLIDATED PLAN TO ESTABLISH A RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR HUD FUNDED PROJECTS. (Report of: Community and Economic Development Department)

Recommendation:

Approve the Administrative Amendment to the 2008-2013 Consolidated Plan to include a Residential Anti-Displacement and Relocation Assistance Plan (RARAP).

A.14 A RESOLUTION IN OPPOSITION TO THE GOVERNOR'S PROPOSAL TO ABOLISH REDEVELOPMENT AGENCIES IN CALIFORNIA (Report of: City Manager's Office)

Recommendation:

Adopt Resolution 2011-13 in opposition to the Governor's proposal to abolish Redevelopment Agencies in California.

Resolution Number 2011-13

A Resolution of the City Council of the City of Moreno Valley, California, in Opposition to the Governor's Proposal to Abolish Redevelopment Agencies in California

A.15 APPROVE AGREEMENT FOR INDEPENDENT AUDIT SERVICES FOR A PERIOD OF 3 YEARS WITH 2 OPTION YEARS (CONTINUED FROM JANUARY 25, 2011) (Report of: Financial & Administrative Services Department)

Recommendation:

1. Approve a 3-year agreement with two option years with the independent audit firm, Lance Soll & Lunghard, LLP, in an amount not to exceed \$343,070; and
2. Authorize and direct the City Manager to sign the agreement on behalf of the City and its related entities, subject to the City Attorney approval as to legal form.

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A.16 REPORT OF PARTIAL REDUCTIONS PROCESSED DURING THE MONTH OF DECEMBER 2010 (Report of: Public Works Department)

Recommendation:

Receive and file the informational report.

B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

B.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

B.2 MINUTES - REGULAR MEETING OF JANUARY 25, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

B.3 AUTHORIZATION TO AWARD THE CONSTRUCTION CONTRACT AND AUTHORIZATION TO PURCHASE EQUIPMENT FOR THE SHADOW MOUNTAIN BALLFIELD LIGHTING AND RESTROOM PROJECT, PROJECT NOS. 10-46166527 AND 10-46166430 (ALSO LISTED AS AGENDA ITEM A4) (Report of Parks and Community Services Department)

Recommendation:

1. Waive the minor irregularities of the lowest Bidder's Proposal and award the construction contract for the Shadow Mountain Ballfield Lighting and Restroom Project to Fleming Environmental Inc., 1372 E. Valencia Drive, Fullerton, CA 92831, the lowest responsive and responsible bidder;
2. Authorize the City Manager to execute a contract with Fleming Environmental Inc.;
3. Authorize the issuance of a Purchase Order to Fleming Environmental Inc., in the amount of \$343,083.36 (\$285,902.80 for the bid amount plus 20% contingency) when the contract has been signed by all parties;
4. Authorize the Parks and Community Services Director to execute any subsequent change orders to the contract with Fleming Environmental Inc., up to but not to exceed the Purchase Order contingency of \$57,180.56 subject to the approval of the City Attorney; and
5. Authorize the Parks and Community Services Director to initiate

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purchase orders for the direct purchase of the project's new Musco sports field lighting and electronic switch gear for the total not to exceed amount of \$331,000.00, subject to the approval of the City Manager and City Attorney (Account No. 461.66527 and 461.66430).

B.4 TELECOMMUNICATIONS LICENSE AGREEMENT WITH ROYAL STREET COMMUNICATIONS CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ALSO LISTED AS AGENDA ITEM A5) (Report of Parks and Community Services Department)

Recommendation:

Authorize the Mayor to execute a Telecommunications License Agreement with Royal Street Communications California, LLC, a Delaware limited liability corporation for approximately 663 square feet of ground space on the property known as John F. Kennedy Veterans Memorial Park.

B.5 ACCEPTANCE OF THE AMENDED CONTRACT FROM THE CALIFORNIA DEPARTMENT OF EDUCATION, CHILD DEVELOPMENT SERVICES, REDUCING GRANT FUNDS FOR CHILD CARE SERVICES AND ADOPTION OF THE RESOLUTION TO CERTIFY THE APPROVAL OF THE GOVERNING BOARD (Report of Parks and Community Services)

Recommendation:

1. Authorize the acceptance of grant money in the amended amount of \$521,366 for Fiscal Year (FY) 2010/2011 from the California Department of Education, Child Development Division, for the purpose of providing school age child care and development services;
2. Authorize the use of Child Development Center – Based Reserve Account in the amount of \$225,972 for FY 2010/2011; and
3. Adopt Resolution No. CSD 2011-03 to certify the approval of the governing board to enter into this transaction with the California Department of Education for the purpose of providing child care and development services and to authorize the designated personnel, as shown on the resolution, to sign contract documents for FY 2010/2011.

Resolution No. CSD 2011-03

A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Certifying the Approval

MINUTES
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of the Governing Board to Enter Into a Transaction with the California Department of Education for the Purpose of Providing Child Care and Development Services and to Authorize Designated Personnel to Sign Contract Documents for FY 2010/11

C. CONSENT CALENDAR - COMMUNITY REDEVELOPMENT AGENCY

C.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

C.2 MINUTES - REGULAR MEETING OF JANUARY 25, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

D.1 ORDINANCES - READING BY TITLE ONLY

Recommendation: Waive reading of all Ordinances.

D.2 MINUTES - REGULAR MEETING OF JANUARY 25, 2011 (Report of: City Clerk Department)

Recommendation:

Approve as submitted.

Motion to approve Joint Consent Calendars Items A1 – D2 by m/Council Member William H. Batey II, s/Council Member Robin N. Hastings. Approved by a vote of 5-0.

E. PUBLIC HEARINGS - NONE

F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION - NONE

G. REPORTS

G.1 MORENO VALLEY COLLEGE UPDATE PRESENTED BY DR. MONTE PEREZ (POWERPOINT PRESENTATION)

Informational Oral Presentation - Not for Council Action

G.2 CONSIDER SEVERAL ALTERNATIVES RELATED TO FUNDING THE MORENO VALLEY COMMUNITY SERVICES DISTRICT ZONE B

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RESIDENTIAL STREET LIGHTING EXPENSES FOR THE REMAINDER OF FISCAL YEAR 2010-11 (Report of: Financial & Administrative Services Department)

Mayor Stewart opened the agenda item for public comments, which were received from Deanna Reeder, Pete Bleckert and Daryl Terrell.

Recommendation: That the City Council:

Takes the desired action as outlined in one or several of the Alternatives presented in this report.

Motion to adopt Resolution No. 2011-15 approving the gift of a subsidy in the amount of \$623,300 from the City of Moreno Valley General Fund to the Moreno Valley Community Services District Zone B to subsidize the cost of residential streetlight services for the Fiscal Year 2010-11 and approving a loan from the City of Moreno Valley General Fund to the Moreno Valley Community Services District in the amount of \$51,700 for the period ending June 30, 2011 to be repaid by February 7, 2016, by m/Mayor Pro Tem Jesse L. Molina, s/Council Member William H. Batey II.
Approved by a vote of 5-0.

Motion to 1) Direct staff to return with a plan by July 1, 2011 to implement significant expense reductions within the CSD Zone B residential streetlight operation to minimize the deficit between program revenues and expenses in CSD Zone B, and 2) Reverse the City Council action of February 23, 2010 that established a loan in the amount of \$90,291 and make this a gift from the CSD Administration Fund by m/Mayor Pro Tem Jesse L. Molina, s/Council Member William H. Batey II.
Approved by a vote of 5-0.

- G.3 CONSIDER SEVERAL ALTERNATIVES RELATED TO FUNDING THE MORENO VALLEY COMMUNITY SERVICES DISTRICT ZONE B RESIDENTIAL STREET LIGHTING EXPENSES FOR THE REMAINDER OF FISCAL YEAR 2010-11 (Report of: Financial & Administrative Services Department)

Chairman Stewart opened the agenda item for public comments, which were received from Pete Bleckert.

Recommendation: That the CSD:

Takes the desired action as outlined in one or several of the Alternatives presented in this report.

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Motion to adopt Resolution No. CSD 2011-05 accepting the gift of a subsidy in the amount of \$623,300 from the City of Moreno Valley General Fund to the Moreno Valley Community Services District Zone B to subsidize the cost of residential streetlight services for the Fiscal Year 2010-11 and approving a loan in the form of a Promissory Note from the City of Moreno Valley General Fund to the Moreno Valley Community Services District in the amount of \$51,700 for the period ending June 30, 2011 to be repaid by February 7, 2016, by m/Vice Chairman Jesse L. Molina, s/Board Member William H. Batey II. Approved by a vote of 5-0.

Motion to 1) Direct staff to return with a plan by July 1, 2011 to implement significant expense reductions within the CSD Zone B residential streetlight operation to minimize the deficit between program revenues and expenses in CSD Zone B, and 2) Reverse the City Council action of February 23, 2010, acting in their respective capacities as the President and Board Members of the Moreno Valley Community Services District, that established a loan in the amount of \$90,291 and accept this as a gift from the CSD Administration Fund to subsidize CSD Zone B operations for the Fiscal Year 2010-11 by m/Vice Chairman Jesse L. Molina, s/Board Member William H. Batey II. Approved by a vote of 5-0.

G.4 CITY MANAGER'S REPORT (Informational Oral Presentation - not for Council action) - **NONE**

H. LEGISLATIVE ACTIONS

H.1 ORDINANCES - 1ST READING AND INTRODUCTION - NONE

H.2 ORDINANCES - 2ND READING AND ADOPTION - NONE

H.3 ORDINANCES - URGENCY ORDINANCES - NONE

H.4 RESOLUTIONS - NONE

PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Grachik Shakhpazyan

1. Discrepancy in the interpretation of the 1000 ft. distance from a school site that a mobile ice cream truck vendor can do business

MINUTES
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Pete Bleckert

1. Moreno Valley Mall redevelopment bonds
2. Redevelopment money spent on parks, roads and water improvements in Edgemont area

Marcia Amino

1. City manager agreement, salary and benefits

Daryl Terrell

1. General Fund budget deficit, tax reform, and business tax holiday ordinance

Deanna Reeder

1. City manager salary

Louise Palomarez (on behalf of the Mexican Political Association)

1. City manager position
2. Skechers
3. Change the City Council meeting day, as it conflicts with the school district's meeting day
4. Utility light poles

Alicia Espinoza

1. Nason Bridge sidewalk
2. Soccer parking at Landmark Middle School

Librada Murrillo

1. Pedestrian access and crossings at Valley View High School

Tom Jerele, Sr.

1. Increase property values to increase property tax revenues
2. Redevelopment funds

**CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL,
COMMUNITY SERVICES DISTRICT, OR COMMUNITY REDEVELOPMENT
AGENCY**

Council Member Robin N. Hastings

1. Over several years, Valley View High School has worked to mitigate pedestrian and vehicle safety issues.
2. Fire Chief Duane Chamley honored by Riverside County Board of Supervisors for 39 years of service.

MINUTES
February 8, 2011

Council Member Marcelo Co

1. The City Council has chosen the right city manager, Henry Garcia, who has the knowledge to bring in businesses to generate revenues.

Mayor Pro Tem Jesse L. Molina

1. Referenced Council Member's Hastings letter to editor published in *The Press Enterprise* criticizing the selection of the city manager.
2. Discussed *Forbes.com* article *America's Most Miserable Cities*.
3. Supports Henry Garcia, the new city manager.
4. Congratulated Vista Verde Middle School for being selected as the Schools to Watch - Model Middle School for the State of California.

Council Member William H. Batey II

1. Congratulated Oasis Community Church for its 20 year anniversary and thanked them for a \$1,000 donation to the reading program.
2. He and staff have been working with the Board of Directors of the water company serving the Edgemont area to address significant water issues, including insufficient fire flows.
3. Improvements have been completed in the Edgemont area using Redevelopment funds.
4. Referenced the recent *Press Enterprise* articles regarding the new city manager; he will work with the new city manager; do not need to continue the rhetoric that divides the city and council, which is divisive to the city and the residents.
5. An after action report on recent floods will be taken to Public Safety Subcommittee and then will be presented to the City Council.

Mayor Richard A. Stewart

1. Announced the Moreno Valley Wind Symphony will perform a free concert at the Conference and Recreation Center on February 24.
2. Recent constituent letter to the editor published in *The Press Enterprise* contained two statements that were not true.
3. During the city manager selection process, a variety of contracts were used in the negotiation process; confidentiality is required for all who review the employment applications; the selection and decision is very difficult, looked at track record, operational experience, and expertise in the field.
4. Clarified that the Hidden Springs residents pay more for landscaping, not police services.
5. Attended the California Inland Empire Council Boy Scouts of America Annual Volunteer Recognition Dinner on February 5.
6. Requested that the city manager develop a consensus building workshop with council members.
7. A series of armed robberies of businesses have occurred. MVTV3 is televising a picture of the scooter that was used in a robbery at Albertson's; encouraged anyone with information to contact the police department.

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February 8, 2011

CLOSED SESSION - NONE

**REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY
– NONE**

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 9:46 p.m. by unanimous informal consent.

Submitted by:

Jane Halstead, City Clerk, CMC
Secretary, Moreno Valley Community Services District
Secretary, Community Redevelopment Agency of the City of Moreno Valley
Secretary, Board of Library Trustees

Approved by:

Richard A. Stewart, Mayor
President, Moreno Valley Community Services District
Chairperson, Community Redevelopment Agency of the City of Moreno Valley
Chairperson, Board of Library Trustees

MINUTES
February 8, 2011



Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk

AGENDA DATE: February 22, 2011

TITLE: CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES

RECOMMENDED ACTION

Staff recommends that the City Council receive and file the Reports on Reimbursable Activities for the period of February 2 – 15, 2011.

<i>Reports on Reimbursable Activities</i> February 2 – 15, 2011		
Council Member	Date	Meeting
William H. Batey II		None
Marcelo Co		None
Robin N. Hastings		None
Jesse L. Molina		None
Richard A. Stewart	2/5/11	California Inland Empire Council Boy Scouts Annual Recognition Dinner

Prepared By:
Cindy Miller
Executive Assistant to the Mayor/City Council

Department Head Approval:
Jane Halstead
City Clerk

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>Ret</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Financial & Administrative Services Director

AGENDA DATE: February 22, 2011

TITLE: APPROVAL OF CHECK REGISTER FOR DECEMBER, 2010

RECOMMENDED ACTION

Staff recommends that the City Council adopt Resolution No. 2011-16, approving the Check Register for the month of December, 2010 in the amount of \$8,598,598.73.

DISCUSSION

To facilitate Council's review, the Check Register lists in alphabetical order all checks in the amount of \$25,000 or greater, followed by a listing in alphabetical order of all checks less than \$25,000. The Check Register also includes wire transfers, thus eliminating the need for a separate wire transfer register, as well as the fiscal year-to-date (FYTD) amount paid to each vendor.

FISCAL IMPACT

The disbursements itemized in the attached Check Register are reflected in the adopted FY 2010-11 budgets. Therefore, there is no fiscal impact other than the expenditure of budgeted funds.

ATTACHMENTS/EXHIBITS

Resolution No. 2011-16
Check Register for Month of December, 2010

Prepared By:
Cynthia A. Fortune
Financial Operations Division Manager

Department Head Approval:
Richard Teichert
Financial & Administrative Services Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

RESOLUTION NO. 2011-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CHECK REGISTER FOR THE MONTH OF DECEMBER, 2010

WHEREAS, the Financial & Administrative Services Department has prepared and provided the Check Register for the period December 1, 2010 through December 31, 2010, for review and approval by the City Council of the City of Moreno Valley;

WHEREAS, it is in the best interest of the City that the referenced Check Register be approved;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, that the Check Register for the period December 1, 2010 through December 31, 2010, in the total amount of \$8,598,598.73 is approved.

APPROVED AND ADOPTED this 22nd day of February, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

1 Resolution No. 2011-16
Date Adopted: February 22, 2011

RESOLUTION JURAT

[Clerk's office will prepare]

[NOTE: Any attachments or exhibits to this resolution should follow this jurat.]

2 Resolution No. 2011-16
Date Adopted: February 22, 2011



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
CHECKS IN THE AMOUNT OF \$25,000 OR GREATER				
A N R INDUSTRIES, INC				
12/20/2010	205512	78,151.50		
			REHAB COSTS-13651 LITTLER CT.	26,319.50
			REHAB COSTS-14138 RIO BRAVO RD	26,845.00
			REHAB COSTS-25263 DRAKE DR	24,987.00
	Vendor Total	78,151.50		
FYTD for A N R INDUSTRIES, INC		281,348.35		
AFTERSCHOOL STORE.COM				
12/23/2010	205648	35,604.48		
			AFTERSCHOOL SNACKS-STARs	27,463.48
			AFTERSCHOOL SNACKS-STARs	8,141.00
	Vendor Total	35,604.48		
FYTD for AFTERSCHOOL STORE.COM		202,266.15		
BEMUS LANDSCAPE, INC.				
12/23/2010	881784	30,373.14		
			LANDSCAPE MAINT-UT OFFICE	800.00
			LANDSCAPE MAINT-PARKS	735.00
			LANDSCAPE MAINT-PARKS	262.50
			LANDSCAPE MAINT-PARKS	525.00
			LANDSCAPE MAINT-PARKS	850.50
			LANDSCAPE MAINT-PARKS	1,785.00
			LANDSCAPE MAINT-PARKS	600.00
			LANDSCAPE MAINT-CFD #1	400.00
			LANDSCAPE MAINT-CFD #1	1,900.00
			LANDSCAPE MAINT-CFD #1	400.00
			LANDSCAPE MAINT-VET MEM	250.00
			LANDSCAPE MAINT-FIRE STNS	3,150.00
			LANDSCAPE MAINT-CITY HALL	992.56
			LANDSCAPE MAINT-STARs BLDG	300.00
			LANDSCAPE MAINT-MVU SUBSTN	630.00
			LANDSCAPE MAINT-MVU	480.00
			LANDSCAPE MAINT-LIBRARY	520.00
			LANDSCAPE MAINT-CONF & REC CTR	1,900.00
			LANDSCAPE MAINT-PSB	1,197.58
			LANDSCAPE MAINT-ANML SHLTR	520.00
			LANDSCAPE MAINT-CITY YARD	250.00
			LANDSCAPE MAINT-ANNEX 1	300.00
			LANDSCAPE MAINT-E3	10,625.00
			LANDSCAPE MAINT-E3A	1,000.00
	Vendor Total	30,373.14		
FYTD for BEMUS LANDSCAPE, INC.		266,188.76		



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
CHICAGO TITLE COMPANY ESCROW				
12/15/2010	1012081	110,875.81		
			ACQ & ESCROW-12209 NITA DR.	110,875.81
Vendor Total		110,875.81		
FYTD for CHICAGO TITLE COMPANY ESCROW		456,963.12		
COUNTY OF RIVERSIDE FIRE DEPT				
12/13/2010	881705	3,269,254.33		
			1ST QTR FIRE SVCS-FY10/11	3,269,254.33
Vendor Total		3,269,254.33		
FYTD for COUNTY OF RIVERSIDE FIRE DEPT		6,474,157.74		
EASTERN MUNICIPAL WATER DISTRICT				
12/20/2010	205543	32,556.26		
			WATER CHARGES	857.86
			WATER CHARGES	831.25
			WATER CHARGES	276.90
			WATER CHARGES	728.37
			WATER CHARGES	98.75
			WATER CHARGES	5,103.59
			WATER CHARGES	1,951.75
			WATER CHARGES	1,291.41
			WATER CHARGES	2,364.58
			WATER CHARGES	1,641.73
			WATER CHARGES	2,628.29
			WATER CHARGES	5,050.13
			WATER CHARGES	1,510.63
			WATER CHARGES	35.44
			WATER CHARGES	1,176.57
			WATER CHARGES	1,980.93
			WATER CHARGES	574.61
			WATER CHARGES	219.86
			WATER CHARGES	203.90
			WATER CHARGES	101.95
			WATER CHARGES	841.02
			WATER CHARGES	574.10
			WATER CHARGES	65.55
			WATER CHARGES	278.20
			WATER CHARGES	266.68
			WATER CHARGES	1,392.57
			WATER CHARGES	509.64
Vendor Total		32,556.26		
FYTD for EASTERN MUNICIPAL WATER DISTRICT		976,798.27		



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
EMPLOYMENT DEVELOPMENT DEPARTMENT				
12/3/2010	2763	36,499.39		
			STATE INCOME TAX W/H 12/3/10	36,499.39
12/13/2010	205461	55,317.84		
			UNEMPLOYMENT INS CLAIMS	55,317.84
12/17/2010	2771	35,620.31		
			STATE INCOME TAX W/H 12/17/10	35,620.31
12/30/2010	2778	31,240.36		
			STATE INCOME TAX W/H 12/30/10	31,240.36
Vendor Total		158,677.90		
FYTD for EMPLOYMENT DEVELOPMENT DEPARTMENT		590,039.35		
HABITAT FOR HUMANITY RIVERSIDE				
12/6/2010	205369	28,443.46		
			REIMB REQUEST-HOUSING AGREEMNT	28,443.46
Vendor Total		28,443.46		
FYTD for HABITAT FOR HUMANITY RIVERSIDE		29,242.96		
HARDY & HARPER, INC.				
12/20/2010	205561	120,853.85		
			RETENT RLS-PAVEMNT RESURF PROJ	118,600.00
			RETENT RLS-PAVEMNT RESURF PROJ	2,253.85
Vendor Total		120,853.85		
FYTD for HARDY & HARPER, INC.		1,208,538.45		
HILLCREST CONTRACTING, INC				
12/13/2010	881714	164,254.09		
			DAY ST IMPRVMENTS PROJ SVCS	164,254.09
Vendor Total		164,254.09		
FYTD for HILLCREST CONTRACTING, INC		2,056,133.22		
IHERB, INC				
12/22/2010	1012101	50,000.00		
			PARTICIPATION AGRMNT-NEW BUS.	50,000.00
Vendor Total		50,000.00		
FYTD for IHERB, INC		50,000.00		
INLAND EMPIRE ECONOMIC PARTNERSHIP INC.				
12/13/2010	205470	25,000.00		
			INVESTMENT MEMBERSHIP-EDD	25,000.00
Vendor Total		25,000.00		
FYTD for INLAND EMPIRE ECONOMIC PARTNERSHIP INC.		25,000.00		



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
INTERNAL REVENUE SERVICE				
12/3/2010	2762	128,124.47		
			FED INCOME TAX W/H 12/3/10	128,124.47
12/17/2010	2770	129,402.06		
			FED INCOME TAX W/H 12/17/10	129,402.06
12/30/2010	2777	112,656.05		
			FED INCOME TAX W/H 12/30/10	112,656.05
Vendor Total		370,182.58		
FYTD for INTERNAL REVENUE SERVICE		1,800,845.50		
KOA CORPORATION				
12/13/2010	205474	57,305.04		
			RECHE VISTA DR REALIGNMNT PROJ	2,746.90
			RECHE VISTA DR REALIGNMNT PROJ	841.94
			RECHE VISTA DR REALIGNMNT PROJ	6,049.87
			RECHE VISTA DR REALIGNMNT PROJ	7,199.47
			RECHE VISTA DR REALIGNMNT PROJ	400.00
			RECHE VISTA DR REALIGNMNT PROJ	35,157.76
			RECHE VISTA DR REALIGNMNT PROJ	4,909.10
Vendor Total		57,305.04		
FYTD for KOA CORPORATION		65,564.02		
LIM & NASCIMENTO ENGINEERING CORP.				
12/23/2010	205689	88,978.50		
			INDIAN BASIN IMPRVMNTS PROJ	8,229.18
			INDIAN BASIN IMPRVMNTS PROJ	80,749.32
Vendor Total		88,978.50		
FYTD for LIM & NASCIMENTO ENGINEERING CORP.		245,297.84		
MORENO VALLEY CHEVROLET				
12/13/2010	205480	33,523.00		
			REIMBURSE SPECIAL TAX	33,523.00
Vendor Total		33,523.00		
FYTD for MORENO VALLEY CHEVROLET		63,691.00		



City of Moreno Valley

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For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
MORENO VALLEY UTILITY				
12/20/2010	205582	55,154.20		
			ELECTRICITY	150.84
			ELECTRICITY	965.09
			ELECTRICITY	271.73
			ELECTRICITY	2,078.06
			ELECTRICITY	10,215.47
			ELECTRICITY	10,853.79
			ELECTRICITY	2,868.28
			ELECTRICITY	5,156.46
			ELECTRICITY	1,013.35
			ELECTRICITY	133.19
			ELECTRICITY	12,103.03
			ELECTRICITY	7,021.04
			ELECTRICITY	232.60
			ELECTRICITY	145.38
			ELECTRICITY	93.20
			ELECTRICITY	69.90
			ELECTRICITY	70.16
			ELECTRICITY	155.80
			ELECTRICITY	97.74
			ELECTRICITY	1,459.09
Vendor Total		55,154.20		
FYTD for MORENO VALLEY UTILITY		472,828.81		
NATIONWIDE RETIREMENT SOLUTIONS				
12/3/2010	2759	25,424.92		
			DEF COMP-457 & 401(A) 12/3/10	25,424.92
Vendor Total		25,424.92		
FYTD for NATIONWIDE RETIREMENT SOLUTIONS		409,810.04		
OPT MORENO VALLEY, LLC/CADENCE CAP INVST				
12/20/2010	205645	37,500.00		
			REFUND-PERFORMANCE SEC DEPOSIT	25,000.00
			REFUND-PERFORMANCE SEC DEPOSIT	12,500.00
Vendor Total		37,500.00		
FYTD for OPT MORENO VALLEY, LLC/CADENCE CAP INVST		37,500.00		
PARSONS TRANSPORTATION GROUP, INC.				
12/20/2010	205588	69,496.64		
			SR-60/MOR BCH DR INTRCHNG PROJ	36,613.71
			SR-60/MOR BCH DR INTRCHNG PROJ	32,882.93
Vendor Total		69,496.64		
FYTD for PARSONS TRANSPORTATION GROUP, INC.		408,320.86		



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
PERS HEALTH INSURANCE				
12/8/2010	1012021	191,095.80	EMPLOYEE HEALTH INS 12/8/10	191,095.80
Vendor Total		191,095.80		
FYTD for PERS HEALTH INSURANCE		1,174,134.99		
PERS RETIREMENT				
12/10/2010	2764	198,636.53	PERS RETIREMENT 12/10/10	198,636.53
12/24/2010	2772	199,839.91	PERS RETIREMENT 12/24/10	199,839.91
Vendor Total		398,476.44		
FYTD for PERS RETIREMENT		2,581,094.91		
RICHARD LOPEZ CONSTRUCTION				
12/13/2010	205490	204,620.55	RETENTN PYMT-ELECTR UTIL PROJ	93,776.11
			RETENTN PYMT-ELECTR UTIL PROJ	49,478.21
			RETENTN PYMT-ELECTR UTIL PROJ	52,400.00
			RETENTN PYMT-ELECTR UTIL PROJ	8,966.23
Vendor Total		204,620.55		
FYTD for RICHARD LOPEZ CONSTRUCTION		831,522.34		
RIVERSIDE CONSTRUCTION COMPANY, INC				
12/23/2010	205744	606,880.80	IRONWOOD AVE//INDIAN BASIN PROJ	148,807.17
			IRONWOOD AVE//INDIAN BASIN PROJ	41,328.59
			IRONWOOD AVE//INDIAN BASIN PROJ	416,745.04
Vendor Total		606,880.80		
FYTD for RIVERSIDE CONSTRUCTION COMPANY, INC		815,059.30		
SHELL ENERGY NORTH AMERICA (US) L.P.				
12/23/2010	205721	354,860.80	ELECTRICAL ENERGY PURCHASE	468,994.40
			ELECTRICAL ENERGY PURCHASE	434,106.40
			CREDIT ON ACCOUNT	-548,240.00
Vendor Total		354,860.80		
FYTD for SHELL ENERGY NORTH AMERICA (US) L.P.		3,647,835.60		



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SOUTHERN CALIFORNIA EDISON				
12/20/2010	205612	155,600.00		
			ELECTRICITY	685.48
			ELECTRICITY	25.48
			ELECTRICITY	417.17
			ELECTRICITY	25.48
			ELECTRICITY	473.99
			ELECTRICITY	757.21
			ELECTRICITY	152.54
			ELECTRICITY	2,560.70
			ELECTRICITY	646.36
			ELECTRICITY	853.13
			ELECTRICITY	2,918.19
			ELECTRICITY	1,230.39
			ELECTRICITY	1,285.60
			ELECTRICITY	22.57
			ELECTRICITY	98,350.95
			ELECTRICITY	39,838.80
			ELECTRICITY	5,025.31
			ELECTRICITY	47.37
			ELECTRICITY	45.53
			ELECTRICITY	25.20
			ELECTRICITY	70.24
			ELECTRICITY	91.36
			ELECTRICITY	50.95
Vendor Total		155,600.00		
FYTD for SOUTHERN CALIFORNIA EDISON		1,488,805.98		
SPECIALTY ESCROW SERVICES, INC				
12/8/2010	1012071	133,005.16		
			ACQ & ESCROW-12242 ZINNIA ST	133,005.16
Vendor Total		133,005.16		
FYTD for SPECIALTY ESCROW SERVICES, INC		133,005.16		
STANDARD INSURANCE CO				
12/6/2010	205417	31,123.74		
			LIFE & DISABILITY INSURANCE	12,965.63
			LIFE & DISABILITY INSURANCE	18,249.01
			LTD/STD ADJ.	-90.90
Vendor Total		31,123.74		
FYTD for STANDARD INSURANCE CO		196,219.12		
STK ARCHITECTURE, INC.				
12/23/2010	881805	50,836.71		
			MORRISON PRK FIRE STATION PROJ	50,836.71
Vendor Total		50,836.71		
FYTD for STK ARCHITECTURE, INC.		184,891.09		



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U.S. BANK/CALCARDS				
12/2/2010	1012061	93,215.47		
			CALCARD PMT CYCLE END 11/22/10	93,215.47
12/16/2010	1012091	62,196.05		
			CALCARD PYMT CYCLE END 12/7/10	62,196.05
	Vendor Total	155,411.52		
FYTD for U.S. BANK/CALCARDS		912,835.66		
UNITED CONTRACTORS COMPANY INC.				
12/20/2010	881770	240,457.96		
			RETENT RLS LESS HOLDS-EOC PROJ	224,807.00
			RETENT RLS LESS HOLDS-EOC PROJ	15,650.96
12/23/2010	881807	63,835.00		
			EMRGNCY OPS CTR PROJ SVCS	63,835.00
	Vendor Total	304,292.96		
FYTD for UNITED CONTRACTORS COMPANY INC.		1,002,320.36		
	Subtotal	7,427,814.18		



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CHECKS LESS THAN \$25,000				
C & C GRADING & PAVING, INC				
12/13/2010	205436	21,305.03		
			RETENT RLS-STREET IMPRV PROJ	19,466.39
			RETENT RLS-STREET IMPRV PROJ	973.32
			RETENT RLS-STREET IMPRV PROJ	865.32
Vendor Total		21,305.03		
FYTD for C & C GRADING & PAVING, INC		213,050.30		
A & I REPROGRAPHICS 2406362				
12/6/2010	205329	943.66		
			PLANS/DOCS-SHADOW MTN PRK PROJ	708.66
			PLANS/DOCS-SHADOW MTN PRK PROJ	235.00
12/20/2010	205511	1,295.54		
			RPRGRPHC SVCS-IRONWD/DAY-BRCLY	1,026.85
			RPRGRPHC SVCS-PAVEMNT RESURF.	268.69
Vendor Total		2,239.20		
FYTD for A & I REPROGRAPHICS 2406362		18,397.37		
ADAMS CONSULTING				
12/20/2010	205513	4,891.90		
			REFUND-UNEARNED REV DEPOSIT	4,891.90
Vendor Total		4,891.90		
FYTD for ADAMS CONSULTING		4,891.90		
ADAMS, MARK L.				
12/6/2010	881622	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for ADAMS, MARK L.		1,912.38		
ADLERHORST INTERNATIONAL INC.				
12/13/2010	881700	283.34		
			K-9 TRAINING-PD	283.34
Vendor Total		283.34		
FYTD for ADLERHORST INTERNATIONAL INC.		18,573.75		
ADMINSURE				
12/6/2010	205330	2,600.00		
			WRKMNS COMP ADMIN SVCS	2,600.00
Vendor Total		2,600.00		
FYTD for ADMINSURE		15,600.00		



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ADVANCE REFRIGERATION & ICE SYSTEMS, INC				
12/13/2010	881701	390.00		
			ICE MACHINE MAINT-FS #91	195.00
			ICE MACHINE MAINT-SR CTR	195.00
12/20/2010	881729	1,070.00		
			ICE MACHINE MAINT-CONF & REC C	195.00
			ICE MACHINE MAINT-FS #6	195.00
			ICE MACHINE MAINT-FS #48	195.00
			ICE MACHINE MAINT-CITY YARD	290.00
			ICE MACHINE MAINT-FS #58	195.00
12/23/2010	881781	390.00		
			ICE MACHINE MAINT-CITY HALL	195.00
			ICE MACHINE MAINT-TOWNGATE	195.00
Vendor Total		1,850.00		
FYTD for ADVANCE REFRIGERATION & ICE SYSTEMS, INC		14,968.00		
ADVANCED ELECTRIC				
12/13/2010	205437	136.00		
			ELECT WORK-PD	124.00
			ELECT WORK-PD	12.00
12/23/2010	205647	1,327.00		
			ELECTRICAL REPAIRS-PARKS	244.00
			ELECTRICAL REPAIRS-PARKS	62.00
			ELECTRICAL REPAIRS-PARKS	623.00
			ELECTRICAL REPAIRS-PARKS	62.00
			ELECTRICAL REPAIRS-PARKS	274.00
			ELECTRICAL REPAIRS-CFD #1	62.00
Vendor Total		1,463.00		
FYTD for ADVANCED ELECTRIC		6,745.60		
ADVANTAGE BUSINESS EQUIPMENT, INC				
12/13/2010	205438	0.00		
			WYCOM FLASH CHANGE-FINANCE	329.00
			WYCOM FLASH CHANGE-FINANCE	27.14
			VOIDED CK#205438 DATED 1/11/11	-329.00
			VOIDED CK#205438 DATED 1/11/11	-27.14
12/20/2010	205514	153.31		
			PAYROLL CHECK STOCK	153.31
Vendor Total		153.31		
FYTD for ADVANTAGE BUSINESS EQUIPMENT, INC		868.89		
AEI-CASC ENGINEERING				
12/20/2010	881730	362.50		
			CONSULTING SVCS-WQMP	362.50
Vendor Total		362.50		
FYTD for AEI-CASC ENGINEERING		9,262.04		



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AGUILERA, IVONNE				
12/6/2010	205331	240.00		
			REFUND-RNTL DEPOSIT	240.00
	Vendor Total	240.00		
FYTD for AGUILERA, IVONNE		240.00		
AGX CONTROLS INC.				
12/6/2010	205332	88.00		
			FUEL TANK MONITORING	88.00
	Vendor Total	88.00		
FYTD for AGX CONTROLS INC.		88.00		
AHLERS, ROSCEAL				
12/20/2010	205515	152.00		
			INSTRUCTION SVCS-4 DAYS	152.00
	Vendor Total	152.00		
FYTD for AHLERS, ROSCEAL		456.00		
AIR CLEANING SYSTEMS INC.				
12/20/2010	881731	507.11		
			PLYMOVENT MAINT-FIRE	170.00
			PLYMOVENT MAINT-FIRE	337.11
	Vendor Total	507.11		
FYTD for AIR CLEANING SYSTEMS INC.		3,379.21		
ALICE R. PAREDES AND CARLOS ORNELAS				
12/23/2010	205649	2,150.00		
			MOVING EXPENSES-PERRIS BL PROJ	2,150.00
	Vendor Total	2,150.00		
FYTD for ALICE R. PAREDES AND CARLOS ORNELAS		2,150.00		
ALICEA, RICHARD				
12/20/2010	205516	81.00		
			MILEAGE REIMBURSEMENT	81.00
	Vendor Total	81.00		
FYTD for ALICEA, RICHARD		654.00		
ALL ABOUT GROOMING				
12/23/2010	205650	200.00		
			GROOMING SVCS-ANML SHLTR	200.00
	Vendor Total	200.00		
FYTD for ALL ABOUT GROOMING		200.00		



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ALLIANZ LIFE INSURANCE CO				
12/6/2010	205333	75.00	NON-EXEMPT ANNUITY	75.00
Vendor Total		75.00		
FYTD for ALLIANZ LIFE INSURANCE CO		450.00		
ALPHACORP/SIRE TECHNOLOGIES				
12/6/2010	205433	895.00	SIRE TRAINING COURSE	895.00
Vendor Total		895.00		
FYTD for ALPHACORP/SIRE TECHNOLOGIES		13,739.00		
AMERICAN FORENSIC NURSES				
12/6/2010	881624	82.16	BLOOD DRAWS	82.16
12/13/2010	881702	1,150.24	BLOOD DRAWS	1,150.24
12/23/2010	881782	575.12	BLOOD DRAWS BLOOD DRAWS	82.16 492.96
Vendor Total		1,807.52		
FYTD for AMERICAN FORENSIC NURSES		14,860.38		
AMERICAN TOWERS				
12/6/2010	205334	2,573.48	LEASE ATC TOWER	2,573.48
Vendor Total		2,573.48		
FYTD for AMERICAN TOWERS		7,720.44		
AMTECH ELEVATOR SERVICES				
12/20/2010	205517	243.84	ELEVATOR SVC-CITY HALL ELEVATOR SVC-CITY HALL	121.92 121.92
Vendor Total		243.84		
FYTD for AMTECH ELEVATOR SERVICES		1,060.79		
ANDREWS-BAKER, SUE				
12/6/2010	205335	75.00	INSTRUCTOR SVCS-CPR	75.00
12/20/2010	205518	75.00	INSTRUCTOR SVCS-CPR	75.00
Vendor Total		150.00		
FYTD for ANDREWS-BAKER, SUE		300.00		



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ANIMAL EMERGENCY CLINIC, INC.				
12/23/2010	881783	55.00	EMERGENCY VET SVCS-ANML SHLTR	55.00
Vendor Total		55.00		
FYTD for ANIMAL EMERGENCY CLINIC, INC.		1,420.00		
ANIMAL PEST MANAGEMENT SERVICES, INC.				
12/6/2010	205336	160.00	PEST CNTRL-CFD #1	160.00
12/23/2010	205651	1,790.00	PEST CNTRL SVC-PARKS	665.00
			PEST CNTRL SVC-PARKS	255.00
			PEST CNTRL SVC-MARCH FLD	330.00
			PEST CNTRL SVC-PAL	100.00
			PEST CNTRL SVC-CFD #1	160.00
			PEST CNTRL SVC-GOLF COURSE	180.00
			PEST CNTRL SVC-STARS BLDG	100.00
Vendor Total		1,950.00		
FYTD for ANIMAL PEST MANAGEMENT SERVICES, INC.		10,740.00		
APPLE VALLEY COMMUNICATIONS, INC				
12/13/2010	205439	45.00	REFUND-BUS LIC OVRPMT	45.00
Vendor Total		45.00		
FYTD for APPLE VALLEY COMMUNICATIONS, INC		45.00		
ARCHIVE MANAGEMENT SERVICE				
12/20/2010	881732	1,178.67	OFF SITE STORAGE-CITY CLERKS	1,178.67
Vendor Total		1,178.67		
FYTD for ARCHIVE MANAGEMENT SERVICE		8,680.86		
ARIZONA PIPELINE CO.				
12/20/2010	205519	38.00	REFUND-CITATION OVRPMT	38.00
Vendor Total		38.00		
FYTD for ARIZONA PIPELINE CO.		38.00		



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ARROWHEAD WATER				
12/6/2010	205337	365.77		
			WATER PURIF RNTL-CITY HALL	125.01
			WATER PURIF RNTL-CITY YARD	25.00
			WATER PURIF RNTL-TRAILER	25.00
			WATER PURIF RNTL-LIBRARY	25.00
			WATER PURIF RNTL-FS #6	25.00
			WATER PURIF RNTL-FS #48	24.99
			WATER PURIF RNTL-FS #2	25.00
			WATER PURIF RNTL-FS #58	15.77
			WATER PURIF RNTL-FS #91	25.00
			WATER PURIF RNTL-FS #65	25.00
			WATER PURIF RNTL-EOC	25.00
12/13/2010	205440	175.00		
			WATER PURIF RNTL-ANML SHLTR	50.00
			WATER PURIF RNTL-SENIOR CTR	25.00
			WATER PURIF RNTL-SPCL DIST	25.00
			WATER PURIF RNTL-TS ANNEX	25.00
			WATER PURIF RNTL-FAC ANNEX	25.00
			WATER PURIF RNTL-CONF & REC CT	25.00
12/23/2010	205652	25.00		
			WATER PURIF RNTL-STARS	25.00
Vendor Total		565.77		
FYTD for ARROWHEAD WATER		3,330.50		
AT&T NATIONAL COMPLIANCE CENTER				
12/13/2010	205441	150.00		
			CELL PHONE PING FEE	150.00
Vendor Total		150.00		
FYTD for AT&T NATIONAL COMPLIANCE CENTER		150.00		
AT&T/MCI				
12/13/2010	205442	183.55		
			COMMUNICATION SVCS-PD	183.55
Vendor Total		183.55		
FYTD for AT&T/MCI		1,101.30		
AUDREY PATRICK REPORTING SERVICES				
12/6/2010	205338	995.00		
			LEGAL SVCS	995.00
Vendor Total		995.00		
FYTD for AUDREY PATRICK REPORTING SERVICES		3,826.16		



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AUTOMATED GATE SERVICES, INC.				
12/6/2010	205339	825.00	GATE REPAIR-UT SUBSTATION	825.00
Vendor Total		825.00		
FYTD for AUTOMATED GATE SERVICES, INC.		825.00		
BACHER, GRACE				
12/6/2010	205340	305.60	RETIREE MED DEC '10	305.60
Vendor Total		305.60		
FYTD for BACHER, GRACE		1,833.60		
BAKER-CLAYTON, MACHARA				
12/23/2010	205653	166.65	REFUND-BSKTBALL REGIST	75.65
			REFUND-BSKTBALL REGIST	91.00
Vendor Total		166.65		
FYTD for BAKER-CLAYTON, MACHARA		166.65		
BARNES, DARLENE				
12/6/2010	881625	114.50	RETIREE MED NOV'10	114.50
Vendor Total		114.50		
FYTD for BARNES, DARLENE		801.50		
BARRERA, DANILO				
12/23/2010	205655	91.00	REFUND-BSKTBALL REGIST	91.00
Vendor Total		91.00		
FYTD for BARRERA, DANILO		91.00		
BARWINSKI, CHRISTOPHER				
12/6/2010	205341	210.00	SPORTS OFFICIATING SVCS	105.00
			SPORTS OFFICIATING SVCS	105.00
12/23/2010	205654	262.50	SPORTS OFFICIATING SVCS	157.50
			SPORTS OFFICIATING SVCS	105.00
Vendor Total		472.50		
FYTD for BARWINSKI, CHRISTOPHER		787.50		



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BASIC BACKFLOW				
12/13/2010	205443	577.28		
			BACKFLOW TESTING-PARKS	457.28
			BACKFLOW TESTING-PARKS	120.00
Vendor Total		577.28		
FYTD for BASIC BACKFLOW		1,272.56		
BECK, BRIAN				
12/23/2010	205656	50.36		
			REFUND-PIANO CLASS	3.36
			REFUND-PIANO CLASS	47.00
Vendor Total		50.36		
FYTD for BECK, BRIAN		50.36		
BEMUS LANDSCAPE, INC.				
12/13/2010	205509	18,958.26		
			LANDSCAPE MAINT-E4	40.36
			LANDSCAPE MAINT-E4	36.95
			LANDSCAPE MAINT-E4	27.24
			LANDSCAPE MAINT-E4	60.11
			LANDSCAPE MAINT-E4	15,650.96
			LANDSCAPE MAINT-E4A	367.64
			LANDSCAPE MAINT-PSB	1,500.00
			LANDSCAPE MAINT-PSB	100.00
			LANDSCAPE MAINT-CONF & REC CTR	975.00
			LANDSCAPE MAINT-CONF & REC CTR	200.00
Vendor Total		18,958.26		
FYTD for BEMUS LANDSCAPE, INC.		266,188.76		
BENESYST, INC.				
12/6/2010	205342	1,129.71		
			FLEX ADMIN SVCS-HR	450.71
			COBRA ADMIN SVCS-HR	679.00
Vendor Total		1,129.71		
FYTD for BENESYST, INC.		3,459.46		
BEST, BEST & KRIEGER, LLP				
12/6/2010	881626	150.00		
			WITNESS FEE RETURN	150.00
Vendor Total		150.00		
FYTD for BEST, BEST & KRIEGER, LLP		433.50		



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BIO-TOX LABORATORIES				
12/13/2010	205444	4,846.44		
			TOXICOLOGY TESTING SVCS-PD	34.23
			TOXICOLOGY TESTING SVCS-PD	1,070.01
			TOXICOLOGY TESTING SVCS-PD	3,742.20
12/23/2010	205657	6,309.97		
			TOXICOLOGY TESTING SVC-PD	593.47
			TOXICOLOGY TESTING SVC-PD	5,716.50
Vendor Total		11,156.41		
FYTD for BIO-TOX LABORATORIES		36,805.00		
BLAIR, CHERYL				
12/23/2010	205658	108.00		
			INSTRUCTOR SVCS-BELLY DANCING	81.00
			INSTRUCTOR SVCS-BELLY DANCING	27.00
Vendor Total		108.00		
FYTD for BLAIR, CHERYL		1,377.00		
BOBO II, FELIX				
12/20/2010	205520	138.00		
			MILEAGE REIMBURSEMENT	138.00
Vendor Total		138.00		
FYTD for BOBO II, FELIX		738.50		
BODEN, MATTHEW				
12/13/2010	205445	11.46		
			MV UTILITIES REFUND-UNCLMD CK	11.46
Vendor Total		11.46		
FYTD for BODEN, MATTHEW		11.46		
BOONE, CINDY				
12/23/2010	205659	91.00		
			REFUND-BSKTBALL REGIST	91.00
Vendor Total		91.00		
FYTD for BOONE, CINDY		91.00		
BPS TACTICAL, INC				
12/13/2010	205446	277.31		
			BALLISTIC VEST-PD	255.00
			BALLISTIC VEST-PD	22.31
Vendor Total		277.31		
FYTD for BPS TACTICAL, INC		662.89		



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BRODART CO.				
12/20/2010	881733	4,223.98		
			MISC BOOKS-LIBRARY	41.96
			MISC BOOKS-LIBRARY	358.44
			MISC BOOKS-LIBRARY	34.03
			MISC BOOKS-LIBRARY	352.38
			MISC BOOKS-LIBRARY	173.01
			MISC BOOKS-LIBRARY	330.30
			MISC BOOKS-LIBRARY	75.68
			MISC BOOKS-LIBRARY	28.04
			MISC BOOKS-LIBRARY	43.78
			MISC BOOKS-LIBRARY	21.38
			MISC BOOKS-LIBRARY	21.38
			MISC BOOKS-LIBRARY	21.96
			MISC BOOKS-LIBRARY	53.35
			MISC BOOKS-LIBRARY	50.66
			MISC BOOKS-LIBRARY	21.38
			MISC BOOKS-LIBRARY	58.63
			MISC BOOKS-LIBRARY	145.75
			MISC BOOKS-LIBRARY	92.01
			MISC BOOKS-LIBRARY	394.22
			MISC BOOKS-LIBRARY	59.01
			MISC BOOKS-LIBRARY	96.14
			MISC BOOKS-LIBRARY	21.38
			MISC BOOKS-LIBRARY	103.89
			MISC BOOKS-LIBRARY	23.17
			MISC BOOKS-LIBRARY	21.38
			MISC BOOKS-LIBRARY	237.38
			MISC BOOKS-LIBRARY	56.74
			MISC BOOKS-LIBRARY	591.59
			MISC BOOKS-LIBRARY	61.72
			MISC BOOKS-LIBRARY	23.17
			MISC BOOKS-LIBRARY	21.98
			MISC BOOKS-LIBRARY	21.36
			MISC BOOKS-LIBRARY	50.59
			MISC BOOKS-LIBRARY	81.93
			MISC BOOKS-LIBRARY	98.92
			MISC BOOKS-LIBRARY	66.38
			MISC BOOKS-LIBRARY	50.66
			MISC BOOKS-LIBRARY	22.59
			MISC BOOKS-LIBRARY	59.94
			MISC BOOKS-LIBRARY	23.78
			MISC BOOKS-LIBRARY	50.16
			MISC BOOKS-LIBRARY	21.99
			MISC BOOKS-LIBRARY	39.79
	Vendor Total	4,223.98		
FYTD for BRODART CO.		21,815.34		



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BUCKINGHAM, STAN				
12/6/2010	205343	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for BUCKINGHAM, STAN		1,912.38		
BURGO, LUIS				
12/23/2010	205660	91.00	REFUND-BSKTBALL REGIST	91.00
Vendor Total		91.00		
FYTD for BURGO, LUIS		91.00		
BURKE, WILLIAMS & SORENSEN, LLP.				
12/13/2010	881704	20,771.82	LEGAL SERVICES	1,129.80
			LEGAL SERVICES	481.50
			LEGAL SERVICES	19,160.52
Vendor Total		20,771.82		
FYTD for BURKE, WILLIAMS & SORENSEN, LLP.		21,299.54		
BURSTEIN, MARK				
12/13/2010	205447	1,721.00	LEGAL SVCS	1,721.00
Vendor Total		1,721.00		
FYTD for BURSTEIN, MARK		3,442.00		
BWI - BOOK WHOLESALERS, INC.				
12/20/2010	205521	3,159.91	MISC BOOKS-LIBRARY	28.26
			MISC BOOKS-LIBRARY	35.59
			MISC BOOKS-LIBRARY	68.39
			MISC BOOKS-LIBRARY	23.92
			MISC BOOKS-LIBRARY	14.63
			MISC BOOKS-LIBRARY	57.30
			MISC BOOKS-LIBRARY	588.06
			MISC BOOKS-LIBRARY	886.49
			MISC BOOKS-LIBRARY	1,135.84
			MISC BOOKS-LIBRARY	171.14
			MISC BOOKS-LIBRARY	150.29
12/23/2010	205661	206.77	MISC BOOKS-LIBRARY	206.77
Vendor Total		3,366.68		
FYTD for BWI - BOOK WHOLESALERS, INC.		13,882.03		



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CAIN, GREGORY				
12/6/2010	881627	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for CAIN, GREGORY		1,912.38		
CALIFORNIA MUNICIPAL STATISTICS, INC. V1				
12/13/2010	205448	450.00	DEBT STATEMENT-6/30/10	450.00
Vendor Total		450.00		
FYTD for CALIFORNIA MUNICIPAL STATISTICS, INC. V1		450.00		
CALIFORNIA MUNICIPAL UTILITIES ASSOC.				
12/20/2010	205522	8,580.00	ANNUAL ASSESSMENT	8,580.00
Vendor Total		8,580.00		
FYTD for CALIFORNIA MUNICIPAL UTILITIES ASSOC.		12,616.00		
CALIFORNIA TRANSCRIPTION, LLC				
12/23/2010	881785	60.30	TRANSCRIPTION SVCS-PLANNING	60.30
Vendor Total		60.30		
FYTD for CALIFORNIA TRANSCRIPTION, LLC		294.21		
CALIFORNIA WATERSHED ENGINEERING CORP.				
12/20/2010	881734	358.50	CONSULTING SVCS-WQMP	358.50
Vendor Total		358.50		
FYTD for CALIFORNIA WATERSHED ENGINEERING CORP.		5,927.00		
CANNON, ANA M.				
12/6/2010	881628	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for CANNON, ANA M.		1,737.83		
CANON BUSINESS SOLUTIONS, INC.				
12/20/2010	881735	2,002.20	COPIER SVC-STARS	2,002.20
Vendor Total		2,002.20		
FYTD for CANON BUSINESS SOLUTIONS, INC.		18,760.46		



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CANON FINANCIAL SERVICES, INC.				
12/6/2010	205344	7,590.68		
			COPIERS-LEASE	7,059.29
			COPIERS-LEASE SALES TAX	531.39
Vendor Total		7,590.68		
FYTD for CANON FINANCIAL SERVICES, INC.		45,544.08		
CARBAJAL, ANISA				
12/20/2010	205523	105.00		
			REFUND-EVENT DEPOSIT	105.00
Vendor Total		105.00		
FYTD for CARBAJAL, ANISA		105.00		
CARILLO, JOSE H. OR MARBELLA				
12/20/2010	205524	54.50		
			REFUND-CITATION FEE	54.50
Vendor Total		54.50		
FYTD for CARILLO, JOSE H. OR MARBELLA		54.50		
CARTER, ROSALYN				
12/6/2010	881629	318.73		
			RETIREE MED NOV'10	318.73
Vendor Total		318.73		
FYTD for CARTER, ROSALYN		2,006.45		
CASSEL, MARY ANN				
12/6/2010	205345	75.00		
			INSTRUCTOR SVCS-CPR	75.00
12/20/2010	205525	75.00		
			INSTRUCTOR SVCS-CPR	75.00
Vendor Total		150.00		
FYTD for CASSEL, MARY ANN		225.00		
CAZARES, JUAN CARLOS				
12/13/2010	205449	300.00		
			REFUND-RENTAL DEPOSIT	300.00
Vendor Total		300.00		
FYTD for CAZARES, JUAN CARLOS		300.00		
CEMEX				
12/20/2010	205526	1,056.02		
			CEMENT PURCHASE	508.95
			CEMENT PURCHASE	547.07
Vendor Total		1,056.02		
FYTD for CEMEX		4,538.78		



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CENTRAL OCCUPATIONAL MEDICINE PROVIDERS				
12/6/2010	205346	4,918.00		
			PRE-EMPLOYMENT PHYSICALS	3,490.00
			PRE-EMPLOYMENT PHYSICALS	672.00
			PRE-EMPLOYMENT PHYSICALS	756.00
12/13/2010	205450	2,066.00		
			PRE-EMPLOYMENT PHYSICALS-HR	420.00
			PRE-EMPLOYMENT PHYSICALS-STARS	1,646.00
Vendor Total		6,984.00		
FYTD for CENTRAL OCCUPATIONAL MEDICINE PROVIDERS		7,474.00		
CHANCY, CHIZURU				
12/13/2010	205451	93.60		
			INSTRUCTOR SVCS-HAWAIIAN DANCE	46.80
			INSTRUCTOR SVCS-HAWAIIAN DANCE	46.80
Vendor Total		93.60		
FYTD for CHANCY, CHIZURU		795.60		
CHANDLER ASSET MANAGEMENT, INC				
12/20/2010	881736	8,875.00		
			INVESTMENT MGMT SVCS	8,875.00
Vendor Total		8,875.00		
FYTD for CHANDLER ASSET MANAGEMENT, INC		52,825.00		
CHAPMAN, STEVE				
12/6/2010	205347	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for CHAPMAN, STEVE		1,912.38		
CHAPPELL, ISAAC				
12/6/2010	881630	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for CHAPPELL, ISAAC		1,912.38		
CHRISTIAN, OWEN				
12/6/2010	881631	194.53		
			RETIREE MED DEC '10	194.53
Vendor Total		194.53		
FYTD for CHRISTIAN, OWEN		1,167.18		



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CINTAS CORPORATION				
12/6/2010	205348	158.17		
			UNIFORM RNTL SVC-CFD #1	14.15
			UNIFORM RNTL SVC-CFD #1	13.74
			UNIFORM RNTL SVC-CFD #1	13.74
			UNIFORM RNTL SVC-PARKS STAFF	52.42
			UNIFORM RNTL SVC-PARKS STAFF	52.42
			UNIFORM RNTL SVC-GOLF COURSE	5.85
			UNIFORM RNTL SVC-GOLF COURSE	5.85
12/13/2010	205452	176.88		
			UNIFORM RNTL SVC-TRAFFIC	12.79
			UNIFORM RNTL SVC-TRAFFIC	12.79
			UNIFORM RNTL SVC-SIGNING STAFF	15.82
			UNIFORM RNTL SVC-SIGNING STAFF	15.82
			UNIFORM RNTL SVC-FAC MAINT	16.70
			UNIFORM RNTL SVC-FAC MAINT	16.70
			UNIFORM RNTL SVC-FAC MAINT	16.70
			UNIFORM RNTL SVC-PARKS	50.19
			UNIFORM RNTL SVC-CFD #1 STAFF	13.74
			UNIFORM RNTL SVC-GOLF COURSE	5.63
12/20/2010	205528	500.62		
			UNIFORM RNTL SVC-GRAFFITI CREW	9.51
			UNIFORM RNTL SVC-GRAFFITI CREW	9.51
			UNIFORM RNTL SVC-GRAFFITI CREW	9.18
			UNIFORM RNTL SVC-GRAFFITI CREW	9.18
			UNIFORM RNTL SVC-TREE MAINT	9.51
			UNIFORM RNTL SVC-TREE MAINT	9.51
			UNIFORM RNTL SVC-TREE MAINT	9.18
			UNIFORM RNTL SVC-TREE MAINT	9.18
			UNIFORM RNTL SVC-ST SWEEPER OP	6.34
			UNIFORM RNTL SVC-ST SWEEPER OP	6.34
			UNIFORM RNTL SVC-ST SWEEPER OP	6.12
			UNIFORM RNTL SVC-ST SWEEPER OP	6.12
			UNIFORM RNTL SVC-DRAIN MAINT C	3.17
			UNIFORM RNTL SVC-DRAIN MAINT C	3.17
			UNIFORM RNTL SVC-DRAIN MAINT C	3.06
			UNIFORM RNTL SVC-DRAIN MAINT C	3.06
			UNIFORM RNTL SVC-STREET MAINT	49.60
			UNIFORM RNTL SVC-STREET MAINT	49.60
			UNIFORM RNTL SVC-STREET MAINT	48.06
			UNIFORM RNTL SVC-STREET MAINT	53.06
			UNIFORM RNTL SVC-CONCRETE MAIN	9.51
			UNIFORM RNTL SVC-CONCRETE MAIN	9.51
			UNIFORM RNTL SVC-CONCRETE MAIN	9.18
			UNIFORM RNTL SVC-CONCRETE MAIN	9.18
			UNIFORM RNTL SVC-EQUIP MAINT	25.62
			UNIFORM RNTL SVC-EQUIP MAINT	25.62
			UNIFORM RNTL SVC-EQUIP MAINT	25.62
			UNIFORM RNTL SVC-TRFFC SGNL MA	12.79
			UNIFORM RNTL SVC-TRFFC SGNL MA	12.79
			UNIFORM RNTL SVC-SIGNING STAFF	15.82
			UNIFORM RNTL SVC-SIGNING STAFF	15.82
			UNIFORM RNTL SVC-FAC MAINT	16.70



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Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
12/23/2010	205662	176.50		
			UNIFORM RNTL SVC-PURCHASING	3.92
			UNIFORM RNTL SVC-PURCHASING	3.92
			UNIFORM RNTL SVC-PURCHASING	3.92
			UNIFORM RNTL SVC-PURCHASING	3.92
			UNIFORM RNTL SVC-PARKS	55.19
			UNIFORM RNTL SVC-CFD#1	13.74
			UNIFORM RNTL SVC-GOLF COURSE	5.63
			UNIFORM RNTL SVC-PARKS	50.19
			UNIFORM RNTL SVC-CFD#1	13.74
			UNIFORM RNTL SVC-FAC MAINT	16.70
			UNIFORM RNTL SVC-GOLF COURSE	5.63

Vendor Total 1,012.17

FYTD for CINTAS CORPORATION 5,952.12

CITY OF MORENO VALLEY VEBA TRUST

12/6/2010	881632	4,112.50	EXEMPT VEBA	4,112.50
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Vendor Total 4,112.50

FYTD for CITY OF MORENO VALLEY VEBA TRUST 24,562.50

COMMUNITY ASSISTANCE PROGRAM - CAP

12/6/2010	881633	2,465.86	CDBG SVCS-FOOD DIST PRGM	2,465.86
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Vendor Total 2,465.86

FYTD for COMMUNITY ASSISTANCE PROGRAM - CAP 16,187.10

COMMUNITY HEALTH CHARITIES

12/6/2010	205349	151.47	CHC CONTRIBUTIONS	151.47
12/20/2010	205529	126.47	CHC CONTRIBUTIONS	126.47

Vendor Total 277.94

FYTD for COMMUNITY HEALTH CHARITIES 1,944.11



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COSTCO				
12/6/2010	205350	1,573.42		
			MISC SUPPLIES-PARKS	178.54
			MISC SUPPLIES-STARS	163.68
			MISC SUPPLIES-STARS	153.99
			MISC SUPPLIES-STARS	107.65
			MISC SUPPLIES-STARS	969.56
12/13/2010	205453	337.89		
			MISC SUPPLIES-SKATE PARK	337.89
12/20/2010	205530	265.82		
			MISC SUPPLIES-CHILDS PLACE	176.01
			MISC SUPPLIES-STARS	89.81
12/23/2010	205663	671.71		
			MISC SUPPLIES-STARS	22.79
			MISC SUPPLIES-STARS	35.26
			MISC SUPPLIES-STARS	546.26
			MISC SUPPLIES-STARS	67.40
Vendor Total		2,848.84		
FYTD for COSTCO		30,041.14		
COUNSELING TEAM, THE				
12/6/2010	205351	1,250.00		
			EMP COUNSELING SVCS	1,250.00
Vendor Total		1,250.00		
FYTD for COUNSELING TEAM, THE		8,750.00		
COUNTRY SQUIRE ESTATES				
12/13/2010	205454	73.40		
			REFUND-UT USER TAXES	73.40
12/20/2010	205531	62.11		
			REFUND-UT USER TAXES	62.11
Vendor Total		135.51		
FYTD for COUNTRY SQUIRE ESTATES		521.37		
COUNTY OF RIVERSIDE - RMAP				
12/20/2010	205532	85.40		
			RECORDATION REQUESTS-LAND DEV	85.40
Vendor Total		85.40		
FYTD for COUNTY OF RIVERSIDE - RMAP		254.75		
COUNTY OF RIVERSIDE AUDITOR				
12/23/2010	205664	18,825.58		
			PARKING CONTROL FEES-CODE	17,061.58
			PARKING CONTROL FEES-CODE	1,764.00
Vendor Total		18,825.58		
FYTD for COUNTY OF RIVERSIDE AUDITOR		157,268.36		



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COUNTY OF RIVERSIDE ECON DEVL P AGENCY				
12/20/2010	205533	4,100.00		
			ADVERTISING SVCS-EDD	2,100.00
			ADVERTISING SVCS-EDD	1,500.00
			ADVERTISING SVCS-EDD	500.00
Vendor Total		4,100.00		
FYTD for COUNTY OF RIVERSIDE ECON DEVL P AGENCY		4,100.00		
COUNTY OF RIVERSIDE-TLMA-GIS				
12/20/2010	205534	97.59		
			TRAFFIC SGNL INSPECTION SVC	97.59
Vendor Total		97.59		
FYTD for COUNTY OF RIVERSIDE-TLMA-GIS		3,296.54		
COVENTRY PET RESORT				
12/6/2010	205434	103.52		
			MISC K-9 FOOD-PD	95.19
			MISC K-9 FOOD-PD	8.33
Vendor Total		103.52		
FYTD for COVENTRY PET RESORT		549.19		
CRAFCO, INC.				
12/20/2010	881737	17,341.93		
			ASPHALTIC MATERIAL	17,341.93
Vendor Total		17,341.93		
FYTD for CRAFCO, INC.		17,341.93		
CREATIVE PROMOTIONAL IDEAS				
12/20/2010	205535	4,609.00		
			WRISTBANDS-RECYCLING PRGM	4,160.00
			WRISTBANDS-RECYCLING PRGM	85.00
			WRISTBANDS-RECYCLING PRGM	364.00
Vendor Total		4,609.00		
FYTD for CREATIVE PROMOTIONAL IDEAS		5,196.77		
CSDA-CA SPECIAL DISTRICTS ASSOCIATION				
12/20/2010	205536	846.00		
			MEMBERSHIP DUES	846.00
Vendor Total		846.00		
FYTD for CSDA-CA SPECIAL DISTRICTS ASSOCIATION		846.00		



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CTY OF RIV DEPT OF ENVIRONMENTAL HEALTH				
12/13/2010	205455	83.00	HEALTH PERMIT RENEWAL	83.00
Vendor Total		83.00		
FYTD for CTY OF RIV DEPT OF ENVIRONMENTAL HEALTH		11,327.36		
D & D SERVICES DBA D & D DISPOSAL, INC.				
12/20/2010	205537	745.00	DISPOSAL SVCS-ANML SHLTR	745.00
Vendor Total		745.00		
FYTD for D & D SERVICES DBA D & D DISPOSAL, INC.		6,470.00		
DACOLIAS, RAYMOND				
12/20/2010	205538	304.00	INSTRUCTION SVCS-8 DAYS	304.00
Vendor Total		304.00		
FYTD for DACOLIAS, RAYMOND		418.00		
DALE, KATHLEEN				
12/6/2010	881635	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for DALE, KATHLEEN		1,893.54		
DANIEL ESTAY CONSTRUCTION				
12/20/2010	205539	3,789.42	REFUND-PLANNING FEES	2,805.02
			REFUND-PLANNING FEES	435.20
			REFUND-PLANNING FEES	120.40
			REFUND-PLANNING FEES	38.80
			REFUND-PLANNING FEES	390.00
Vendor Total		3,789.42		
FYTD for DANIEL ESTAY CONSTRUCTION		3,789.42		
DATA TICKET, INC.				
12/13/2010	881706	6,066.58	CITATION PRCSSNG-ANML SVCS	1,400.18
			CITATION PRCSSNG-PD	4,666.40
12/23/2010	881786	13,995.90	CITATION PRCSSNG SVCS-CODE	11,479.52
			CITATION PRCSSNG SVCS-BLDG/SFT	601.50
			CITATION PRCSSNG SVCS-CODE	1,914.88
Vendor Total		20,062.48		
FYTD for DATA TICKET, INC.		126,016.35		



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DATAQUICK CORPORATE HEADQUARTERS				
12/23/2010	205665	130.50	ONLINE SUBSCRIPTION-PD	130.50
Vendor Total		130.50		
FYTD for DATAQUICK CORPORATE HEADQUARTERS		783.00		
DAVID EVANS & ASSOCIATES, INC.				
12/13/2010	205456	145.50	SUNNYMD BLVD REVIT PROJ SVCS	145.50
Vendor Total		145.50		
FYTD for DAVID EVANS & ASSOCIATES, INC.		10,210.85		
DEBINAIRE COMPANY				
12/13/2010	205457	391.50	BOILER REPAIR-PSB	24.34
			BOILER REPAIR-PSB	367.16
Vendor Total		391.50		
FYTD for DEBINAIRE COMPANY		1,942.16		
DEEP CREEK FLY FISHERS				
12/20/2010	205540	750.00	REFUND-RENTAL DEPOSIT	750.00
Vendor Total		750.00		
FYTD for DEEP CREEK FLY FISHERS		750.00		
DELAROSA, STEVE				
12/6/2010	205352	60.00	REFUND-ANML LIC FEE	60.00
Vendor Total		60.00		
FYTD for DELAROSA, STEVE		60.00		
DELTA DENTAL				
12/13/2010	205458	11,366.97	EMPLOYEE DENTAL INSURANCE	11,366.97
Vendor Total		11,366.97		
FYTD for DELTA DENTAL		67,851.47		
DELTACARE USA				
12/20/2010	205541	6,246.87	EMPLOYEE DENTAL INSURANCE	6,246.87
Vendor Total		6,246.87		
FYTD for DELTACARE USA		38,001.59		



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DENNIS GRUBB & ASSOCIATES, LLC				
12/20/2010	881738	1,910.00		
			PLAN REVEIW SVCS-FIRE PREV	455.00
			PLAN REVEIW SVCS-FIRE PREV	1,455.00
Vendor Total		1,910.00		
FYTD for DENNIS GRUBB & ASSOCIATES, LLC		46,480.00		
DEPARTMENT OF INDUSTRIAL RELATIONS				
12/20/2010	205542	20,621.10		
			FY 2010/11 ASSESSMENTS	20,621.10
Vendor Total		20,621.10		
FYTD for DEPARTMENT OF INDUSTRIAL RELATIONS		20,621.10		
DESIGN WORKS				
12/23/2010	205666	4,610.28		
			YOUTH SPORTS UNIFORMS-PARKS	4,610.28
Vendor Total		4,610.28		
FYTD for DESIGN WORKS		9,392.10		
DLS LANDSCAPE, INC				
12/23/2010	205667	12,390.00		
			LANDSCAPE MAINT-CFD #1	2,160.00
			LANDSCAPE MAINT-ZONE A	10,230.00
Vendor Total		12,390.00		
FYTD for DLS LANDSCAPE, INC		74,340.00		
DONALDSON, KATHLEEN				
12/23/2010	205668	20.00		
			REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for DONALDSON, KATHLEEN		20.00		
DORY, ALLEEN F.				
12/6/2010	205353	194.53		
			RETIREE MED DEC '10	194.53
Vendor Total		194.53		
FYTD for DORY, ALLEEN F.		1,167.18		
DREXLER, DAVID				
12/23/2010	205669	100.00		
			12/15/10 FIELD SEARCH TRNG	100.00
Vendor Total		100.00		
FYTD for DREXLER, DAVID		100.00		



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DUNN, LAURA ISABEL GARCIA				
12/20/2010	881739	228.00		
			INSTRUCTION SVCS-6 DAYS	228.00
Vendor Total		228.00		
FYTD for DUNN, LAURA ISABEL GARCIA		228.00		
DUNNING, FLORANNE				
12/6/2010	205354	1,393.00		
			REFUND-ADMIN CITATION	1,393.00
Vendor Total		1,393.00		
FYTD for DUNNING, FLORANNE		1,393.00		
DURAN, BLANCA				
12/6/2010	205355	189.00		
			INSTRUCTOR SVCS-FOLKLORIC DANC	189.00
12/23/2010	205670	378.00		
			INSTRUCTOR SVCS-FOLKLORIC DANC	378.00
Vendor Total		567.00		
FYTD for DURAN, BLANCA		2,121.00		
E.R. BLOCK PLUMBING & HEATING, INC.				
12/6/2010	205356	240.00		
			BACKFLOW TESTING-E1	100.00
			BACKFLOW TESTING-E7	40.00
			BACKFLOW TESTING-E14	20.00
			BACKFLOW TESTING-ZONE D	80.00
12/23/2010	205671	80.00		
			BACKFLOW TESTING-E1	20.00
			BACKFLOW TESTING-ZONE D	20.00
			BACKFLOW TESTING-ZONE S	20.00
			BACKFLOW TESTING-ZONE D	20.00
Vendor Total		320.00		
FYTD for E.R. BLOCK PLUMBING & HEATING, INC.		13,577.06		
EADIE AND PAYNE LLP.				
12/13/2010	205459	7,165.00		
			PROF SVCS-ASES GRANT	4,165.00
			PROF SVCS-ASES GRANT	3,000.00
Vendor Total		7,165.00		
FYTD for EADIE AND PAYNE LLP.		39,750.00		



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EAGLE AERIAL				
12/6/2010	205357	4,918.75		
			DIGITAL ORTHO IMAGERY DATA SVC	4,500.00
			DIGITAL ORTHO IMAGERY DATA-SHI	25.00
			DIGITAL ORTHO IMAGERY DATA-TAX	393.75
Vendor Total		4,918.75		

FYTD for EAGLE AERIAL	4,918.75
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EASTERN MUNICIPAL WATER DISTRICT				
12/6/2010	205358	5,716.22		
			WATER CHARGES	106.26
			WATER CHARGES	462.38
			WATER CHARGES	1,547.57
			WATER CHARGES	2,566.03
			WATER CHARGES	262.76
			WATER CHARGES	463.93
			WATER CHARGES	125.82
			WATER CHARGES	181.47
12/13/2010	205460	15,429.31		
			WATER CHARGES	49.24
			WATER CHARGES	209.49
			WATER CHARGES	1,284.84
			WATER CHARGES	38.40
			WATER CHARGES	1,884.96
			WATER CHARGES	7,250.67
			WATER CHARGES	1,218.34
			WATER CHARGES	1,125.11
			WATER CHARGES	449.54
			WATER CHARGES	444.85
			WATER CHARGES	162.59
			WATER CHARGES	121.40
			WATER CHARGES	267.99
			WATER CHARGES	180.59
			WATER CHARGES	141.99
			WATER CHARGES	81.85
			WATER CHARGES	379.96
			WATER CHARGES	137.50
12/20/2010	205544	3,500.00		
			FEES-MV CORPORATE YARD PROJ	3,500.00
12/23/2010	205672	3,438.44		
			WATER CHARGES	185.80
			WATER CHARGES	1,461.09
			WATER CHARGES	645.90
			WATER CHARGES	763.15
			WATER CHARGES	178.66
			WATER CHARGES	203.84
Vendor Total		28,083.97		

FYTD for EASTERN MUNICIPAL WATER DISTRICT	976,798.27
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EDGELANE MOBILE PARK				
12/20/2010	881740	10.53		
			REFUND-UT USER TAXES	10.53
Vendor Total		10.53		
FYTD for EDGELANE MOBILE PARK		62.53		
EGGERSTEN, ANNE				
12/6/2010	205359	305.60		
			RETIREE MED DEC '10	305.60
Vendor Total		305.60		
FYTD for EGGERSTEN, ANNE		1,833.60		
ELHAWAT, MARLENE				
12/23/2010	205673	65.00		
			REFUND-TIME FOR TOT PRGM	65.00
Vendor Total		65.00		
FYTD for ELHAWAT, MARLENE		65.00		
ELLIOTT, NISHA				
12/23/2010	205674	378.00		
			INSTRUCTOR SVCS-KICKBOXING	49.60
			INSTRUCTOR SVCS-KICKBOXING	137.60
			INSTRUCTOR SVCS-KICKBOXING	10.80
			INSTRUCTOR SVCS-KICKBOXING	147.60
			INSTRUCTOR SVCS-KICKBOXING	32.40
Vendor Total		378.00		
FYTD for ELLIOTT, NISHA		1,328.40		
ENCO UTILITY SERVICES MORENO VALLEY LLC				
12/13/2010	205510	2,500.00		
			CABINET LEASE-INDIAN	35.52
			CABINET LEASE-INDIAN	1,214.48
			CABINET LEASE-IRIS	52.90
			CABINET LEASE-IRIS	1,197.10
Vendor Total		2,500.00		
FYTD for ENCO UTILITY SERVICES MORENO VALLEY LLC		1,117,497.75		
ESPINOZA, HENRY				
12/23/2010	205675	200.00		
			REFUND-RNTL DEP 12/14	200.00
Vendor Total		200.00		
FYTD for ESPINOZA, HENRY		200.00		



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ESPINOZA, JOE A				
12/20/2010	205545	570.00	INSTRUCTION SVCS-15 DAYS	570.00
Vendor Total		570.00		
FYTD for ESPINOZA, JOE A		988.00		
EVANS ENGRAVING & AWARDS				
12/23/2010	881787	41.32	ENGRAVING SVCS-PD	16.32
			ENGRAVING SVCS-PD	25.00
Vendor Total		41.32		
FYTD for EVANS ENGRAVING & AWARDS		666.56		
EWING IRRIGATION PRODUCTS, INC.				
12/13/2010	205462	24.03	IRRIGATION SUPPLIES-PARKS	24.03
Vendor Total		24.03		
FYTD for EWING IRRIGATION PRODUCTS, INC.		9,762.96		
EXCEL LANDSCAPE, INC				
12/6/2010	205360	1,283.00	LANDSCAPE MAINT-E7	1,283.00
12/13/2010	205463	5,533.03	LANDSCAPE MAINT-E8	20.69
			LANDSCAPE MAINT-E15	1,070.36
			LANDSCAPE MAINT-E8	1,501.98
			TREE PLANTING-E3	2,940.00
12/23/2010	205676	12,397.16	LANDSCAPE MAINT-E7	2,777.17
			LANDSCAPE MAINT-E14	3,461.07
			LANDSCAPE MAINT-WQB	3,978.92
			LANDSCAPE MAINT-E14	225.00
			LANDSCAPE MAINT-E3A	1,955.00
Vendor Total		19,213.19		
FYTD for EXCEL LANDSCAPE, INC		80,118.31		
FABELA, ANNA MARIE				
12/6/2010	205361	75.00	REFUND-S/N DEPOSIT	75.00
Vendor Total		75.00		
FYTD for FABELA, ANNA MARIE		75.00		



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FAMILY SERVICE ASSOCIATION				
12/23/2010	205677	9,055.80		
			RENTAL ASSISTANCE SVCS	9,055.80
12/23/2010	205678	750.00		
			REFUND-RNTL DEP 12/10	750.00
	Vendor Total	9,805.80		
FYTD for FAMILY SERVICE ASSOCIATION		72,923.83		
FEENSTRA, JOHN				
12/6/2010	881636	361.25		
			RETIREE MED DEC '10	361.25
	Vendor Total	361.25		
FYTD for FEENSTRA, JOHN		2,167.50		
FILTER RECYCLING SERVICES, INC.				
12/20/2010	205546	3,490.25		
			HAZMAT PICK UP SVC-PW MAINT	3,490.25
	Vendor Total	3,490.25		
FYTD for FILTER RECYCLING SERVICES, INC.		3,490.25		
FINESSE PERSONNEL ASSOCIATES				
12/20/2010	881741	3,037.50		
			TEMP SVCS-A FEAL W/E 11/13	911.25
			TEMP SVCS-A FEAL W/E 11/20	1,215.00
			TEMP SVCS-A FEAL W/E 11/27	911.25
	Vendor Total	3,037.50		
FYTD for FINESSE PERSONNEL ASSOCIATES		31,884.79		
FIRST AMERICAN CORE LOGIC, INC.				
12/23/2010	205679	592.00		
			ONLINE PROP INFO SVCS-CODE	325.00
			ONLINE PROP INFO SVCS-CDD	97.00
			ONLINE PROP INFO SVCS-EDD	170.00
	Vendor Total	592.00		
FYTD for FIRST AMERICAN CORE LOGIC, INC.		4,216.00		
FIRST AMERICAN TRUST, FSB				
12/23/2010	1012111	5,597.00		
			HAP LOAN: PALMA-11100 DAVIS ST	5,597.00
12/23/2010	1012121	4,375.00		
			HAP LOAN: PEREZ-11620 WARBLER	4,375.00
	Vendor Total	9,972.00		
FYTD for FIRST AMERICAN TRUST, FSB		159,906.40		



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FIRST CAL INDUSTRIAL LLC				
12/20/2010	205547	4,702.20	REFUND-UNEARNED REV DEPOSIT	4,702.20
Vendor Total		4,702.20		
FYTD for FIRST CAL INDUSTRIAL LLC		4,702.20		
FIRST CHOICE SERVICES				
12/6/2010	881637	70.76	COFFEE SVCS-EMP PAID	70.76
12/13/2010	881708	597.47	COFFEE SVCS-EMP PAID	157.22
			COFFEE SVCS-EMP PAID	106.69
			COFFEE SVCS-EMP PAID	209.42
			COFFEE SVCS-EMP PAID	95.76
			COFFEE SVCS-EMP PAID	28.38
Vendor Total		668.23		
FYTD for FIRST CHOICE SERVICES		3,914.77		
FIRST INDUSTRIAL - IRVINE				
12/20/2010	205548	4,684.20	REFUND-UNEARNED REV DEPOSIT	4,684.20
Vendor Total		4,684.20		
FYTD for FIRST INDUSTRIAL - IRVINE		4,684.20		
FITNESS 19 CA 155 11C				
12/20/2010	205549	269.00	GYM MEMBERSHIP DEDUCTIONS	269.00
Vendor Total		269.00		
FYTD for FITNESS 19 CA 155 11C		1,530.00		
FOLEY & LARDNER				
12/13/2010	205464	1,526.40	LEGAL SERVICES	1,526.40
Vendor Total		1,526.40		
FYTD for FOLEY & LARDNER		7,106.75		
FOSTER, NANCY A.				
12/6/2010	881638	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for FOSTER, NANCY A.		1,893.54		



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FRANCHISE TAX BOARD				
12/6/2010	205362	50.00	GARNISHMENT	50.00
12/20/2010	205550	42.57	GARNISHMENT	42.57
Vendor Total		92.57		
FYTD for FRANCHISE TAX BOARD		809.67		
FRANKLIN, L. C.				
12/20/2010	205551	168.00	MILEAGE REIMBURSEMENT	168.00
Vendor Total		168.00		
FYTD for FRANKLIN, L. C.		742.50		
FRESQUEZ, JOHN				
12/23/2010	205680	160.00	SPORTS OFFICIATING SVCS	60.00
			SPORTS OFFICIATING SVCS	100.00
Vendor Total		160.00		
FYTD for FRESQUEZ, JOHN		590.00		
FROST, JOAN CHENG				
12/20/2010	205552	494.00	INSTRUCTION SVCS-13 DAYS	494.00
Vendor Total		494.00		
FYTD for FROST, JOAN CHENG		760.00		
FRYE, ANGELICA				
12/20/2010	205553	55.00	REFUND-CITATION OVRPMT	55.00
Vendor Total		55.00		
FYTD for FRYE, ANGELICA		55.00		
FULLER, NORMA DENISE				
12/6/2010	205363	425.00	CONSULTING SVCS	425.00
Vendor Total		425.00		
FYTD for FULLER, NORMA DENISE		425.00		
FULLMER CONCRETE CONSTRUCTION				
12/6/2010	205364	55.00	REFUND-BUS LIC OVRPMT	55.00
Vendor Total		55.00		
FYTD for FULLMER CONCRETE CONSTRUCTION		55.00		



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G/M BUSINESS INTERIORS, INC.				
12/13/2010	205465	758.49		
			FILE CABINET-FINANCE	683.82
			FILE CABINET-FINANCE	74.67
Vendor Total		758.49		
FYTD for G/M BUSINESS INTERIORS, INC.		758.49		
GAINES, RHOCHEL				
12/23/2010	205681	91.00		
			REFUND-BSKTBALL REGIST	91.00
Vendor Total		91.00		
FYTD for GAINES, RHOCHEL		91.00		
GALE GROUP, THE				
12/20/2010	205643	4,509.47		
			SUBSCRIPTION SVC-LIBRARY	4,509.47
Vendor Total		4,509.47		
FYTD for GALE GROUP, THE		4,509.47		
GALLS INC., INLAND UNIFORM				
12/6/2010	205365	704.50		
			UNIFORM PURCHASE-PD	60.40
			UNIFORM PURCHASE-PD	66.46
			UNIFORM PURCHASE-PD	11.10
			UNIFORM PURCHASE-PD	60.40
			UNIFORM PURCHASE-PD	66.46
			UNIFORM PURCHASE-PD	3.50
			UNIFORM PURCHASE-PD	11.41
			UNIFORM PURCHASE-PD	424.77
12/13/2010	205466	372.74		
			UNIFORM PURCHASE-PD	60.40
			UNIFORM PURCHASE-PD	66.46
			UNIFORM PURCHASE-PD	11.10
			UNIFORM PURCHASE-PD	234.78
12/20/2010	205554	140.29		
			UNIFORM PURCHASE-PD	140.29
Vendor Total		1,217.53		
FYTD for GALLS INC., INLAND UNIFORM		3,865.11		
GARCIA, MICHELLE				
12/13/2010	205467	71.00		
			REFUND-PLAN CHECK FEE	71.00
Vendor Total		71.00		
FYTD for GARCIA, MICHELLE		71.00		



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GASTON, RICHARD				
12/6/2010	881639	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for GASTON, RICHARD		1,912.38		
GENERAL SECURITY SERVICES, INC.				
12/6/2010	881640	245.44	SECURITY SVCS-LIBRARY	122.72
			SECURITY SVCS-LIBRARY	122.72
12/13/2010	881709	306.80	SECURITY SVCS-CONF & REC CTR	306.80
12/20/2010	881743	697.97	SECURITY SVCS-UTILITY ANNX	122.72
			SECURITY SVCS-SENIOR CTR	360.49
			SECURITY SVCS-SENIOR CTR	214.76
12/23/2010	881788	1,127.49	SECURITY SVCS-LIBRARY	122.72
			SECURITY SVCS-CONF & REC CTR	306.80
			SECURITY SVCS-UTILITY	153.40
			SECURITY SVCS-CONF & REC CTR	230.10
			SECURITY SVCS-TOWNGATE	145.73
			SECURITY SVCS-TOWNGATE	76.70
			SECURITY SVCS-CONF & REC CTR	92.04
Vendor Total		2,377.70		
FYTD for GENERAL SECURITY SERVICES, INC.		22,873.86		
GHOLSON, GORDON				
12/20/2010	205555	30.00	REFUND-FALSE ALARM FEE	30.00
Vendor Total		30.00		
FYTD for GHOLSON, GORDON		30.00		
GIBBS, GIDEN, LOCHER, TURNER & SENET LLP				
12/13/2010	881710	16,279.10	LEGAL SERVICES	3,433.44
			LEGAL SERVICES	11,465.41
			LEGAL SERVICES	1,232.25
			LEGAL SERVICES	148.00
Vendor Total		16,279.10		
FYTD for GIBBS, GIDEN, LOCHER, TURNER & SENET LLP		82,319.06		



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GONG ENTERPRISES, INC.				
12/13/2010	205468	1,080.00		
			PLAN CHECK SVCS-PM35629	1,080.00
12/20/2010	205556	5,400.00		
			CONSULTING SVCS-TR36340	5,400.00
	Vendor Total	6,480.00		
FYTD for GONG ENTERPRISES, INC.		22,141.40		
GONZALEZ, KARLA				
12/6/2010	205366	74.00		
			REFUND-CLASS REGIST FEE	37.00
			REFUND-CLASS REGIST FEE	37.00
	Vendor Total	74.00		
FYTD for GONZALEZ, KARLA		74.00		
GOODWIN, ROYCE				
12/20/2010	205557	75.00		
			INSTRUCTOR SVCS-CPR	75.00
	Vendor Total	75.00		
FYTD for GOODWIN, ROYCE		75.00		
GRAFFITI TRACKER, INC.				
12/20/2010	881744	1,196.25		
			CAMERA PURCHASE-GRAFFITI	1,196.25
	Vendor Total	1,196.25		
FYTD for GRAFFITI TRACKER, INC.		22,815.00		
GREEN, JACOB JR.				
12/20/2010	205558	72.50		
			REFUND-CITATION OVRPMT	72.50
	Vendor Total	72.50		
FYTD for GREEN, JACOB JR.		72.50		
GREGORY S. GOLDEN DDS, DABFO				
12/6/2010	205367	500.00		
			FORENSIC DENTAL SVCS-PD	500.00
	Vendor Total	500.00		
FYTD for GREGORY S. GOLDEN DDS, DABFO		500.00		
GREINES, MARTIN, STEIN & RICHLAND, LLP				
12/20/2010	881745	178.89		
			LEGAL SERVICES	178.89
	Vendor Total	178.89		
FYTD for GREINES, MARTIN, STEIN & RICHLAND, LLP		13,615.46		



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GRIFFIN, MARLENE C				
12/6/2010	881641	305.60		
			RETIREE MED DEC '10	305.60
Vendor Total		305.60		
FYTD for GRIFFIN, MARLENE C		1,833.60		
GROUP DELTA CONSULTANTS, INC				
12/13/2010	881711	1,899.50		
			DAY ST IMPRVMENTS PROJ SVCS	1,899.50
Vendor Total		1,899.50		
FYTD for GROUP DELTA CONSULTANTS, INC		8,637.00		
GUIDA SURVEYING, INC.				
12/6/2010	881642	3,714.00		
			2010 PAVEMENT RESURF PROJ SVCS	3,714.00
12/13/2010	881712	1,447.00		
			IRONWOOD AVE/INDIAN BASIN PROJ	1,058.00
			IRONWOOD AVE/INDIAN BASIN PROJ	389.00
12/20/2010	881746	549.00		
			IRONWOOD AVE-DAY ST TO BARCLAY	549.00
Vendor Total		5,710.00		
FYTD for GUIDA SURVEYING, INC.		60,734.00		
GIULIANO, MARIA				
12/20/2010	205559	139.20		
			INSTRUCTOR SVCS-ZUMBA FITNESS	39.60
			INSTRUCTOR SVCS-ZUMBA FITNESS	99.60
12/23/2010	205682	112.80		
			INSTRUCTOR SVCS-ZUMBA FITNESS	112.80
Vendor Total		252.00		
FYTD for GIULIANO, MARIA		432.00		
GUILLAN, REBECCA S.				
12/6/2010	881643	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for GUILLAN, REBECCA S.		1,745.37		
GUILLIS, LINDA B.				
12/6/2010	205368	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for GUILLIS, LINDA B.		1,912.38		



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GUTIERREZ, ROBERT				
12/6/2010	881644	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for GUTIERREZ, ROBERT		1,912.38		
GUZMAN'S CART SERVICE				
12/13/2010	881713	4,049.00	CART RTRVL SVCS-CODE	4,049.00
Vendor Total		4,049.00		
FYTD for GUZMAN'S CART SERVICE		24,294.00		
HAISTY, XIU HUA				
12/6/2010	881645	30.00	INSTRUCTOR SVCS-TAI CHI	30.00
12/23/2010	881789	30.00	INSTRUCTOR SVCS-TAI CHI	30.00
Vendor Total		60.00		
FYTD for HAISTY, XIU HUA		210.00		
HAMLIN, WILLIAM R.				
12/6/2010	881646	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for HAMLIN, WILLIAM R.		1,893.54		
HANES, MARTIN D.				
12/6/2010	881647	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HANES, MARTIN D.		1,912.38		
HANIGAN BUSINESS FORMS				
12/23/2010	881790	945.26	BLDG PERMIT FORMS	869.20
			BLDG PERMIT FORMS	76.06
Vendor Total		945.26		
FYTD for HANIGAN BUSINESS FORMS		4,911.85		
HANTULI, MISREEN				
12/20/2010	205560	89.00	REFUND-BSKTBALL REGIST	89.00
Vendor Total		89.00		
FYTD for HANTULI, MISREEN		89.00		



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HARDING, JOHN S.				
12/6/2010	205370	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HARDING, JOHN S.		1,912.38		
HARRIS & ASSOCIATES				
12/20/2010	205644	4,552.50	AUDIT SERVICES-SPCL DIST	1,125.00
			AUDIT SERVICES-SPCL DIST	3,427.50
Vendor Total		4,552.50		
FYTD for HARRIS & ASSOCIATES		31,617.50		
HARTMANN, RICK				
12/6/2010	205371	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HARTMANN, RICK		16,893.59		
HATFIELD, CHARLES				
12/6/2010	881648	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HATFIELD, CHARLES		1,912.38		
HAUSER, ADRIANA				
12/20/2010	205562	570.00	INSTRUCTION SVCS-15 DAYS	570.00
Vendor Total		570.00		
FYTD for HAUSER, ADRIANA		2,052.00		
HDL/HINDERLITER DE LLAMAS & ASSOCIATES				
12/20/2010	205563	10,870.31	CAFR STATISTICS SVCS	95.00
			CAFR STATISTICS SVCS	500.00
			SALES TAX CONSULTING	900.00
			SALES TAX AUDITING SVCS	9,375.31
Vendor Total		10,870.31		
FYTD for HDL/HINDERLITER DE LLAMAS & ASSOCIATES		15,090.85		
HEFFLEY, ROSS W.				
12/6/2010	881649	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HEFFLEY, ROSS W.		1,912.38		



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HERRICK, ROBERT D.				
12/6/2010	205372	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HERRICK, ROBERT D.		1,912.38		
HIGGS, DEBRA				
12/23/2010	205683	72.00	INSTRUCTOR SVCS-OIL PAINTING	72.00
Vendor Total		72.00		
FYTD for HIGGS, DEBRA		360.00		
HIGHLAND FAIRVIEW				
12/20/2010	205564	2,371.05	REFUND-UNEARNED REV DEPOSIT	2,371.05
Vendor Total		2,371.05		
FYTD for HIGHLAND FAIRVIEW		2,371.05		
HILLCREST CONTRACTING, INC				
12/6/2010	881650	8,469.90	KITCHING ST IMPRVMT PROJ	8,469.90
Vendor Total		8,469.90		
FYTD for HILLCREST CONTRACTING, INC		2,056,133.22		
HOGARD, JOHN T.				
12/6/2010	205373	700.00	RETIREE MEDICAL BENEFIT	700.00
Vendor Total		700.00		
FYTD for HOGARD, JOHN T.		967.00		
HOPEK, DEBBIE				
12/20/2010	205565	75.00	REFUND-S/N DEPOSIT	75.00
Vendor Total		75.00		
FYTD for HOPEK, DEBBIE		75.00		
HOUSER, EDITH E.				
12/6/2010	205374	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for HOUSER, EDITH E.		1,912.38		



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HUMPHREYS, AMBER				
12/13/2010	205469	45.00	REFUND-YOGA CLASS REGIST	45.00
Vendor Total		45.00		
FYTD for HUMPHREYS, AMBER		45.00		
ICMA RETIREMENT CORP 457				
12/3/2010	2761	9,460.25	DEF COMP-457 12/3/10	9,460.25
12/17/2010	2769	9,460.25	DEF COMP-457 12/17/10	9,460.25
Vendor Total		18,920.50		
FYTD for ICMA RETIREMENT CORP 457		112,819.59		
ING USA ANNUITY & LIFE INSURANCE CO.				
12/6/2010	205375	475.00	NON-EXEMPT ANNUITY	475.00
Vendor Total		475.00		
FYTD for ING USA ANNUITY & LIFE INSURANCE CO.		2,850.00		
INLAND CONTRACTORS, INC.				
12/20/2010	881748	400.00	REHAB SVCS-24497 DUNLAVY CT	400.00
Vendor Total		400.00		
FYTD for INLAND CONTRACTORS, INC.		17,360.16		
INLAND EMPIRE MAGAZINE				
12/20/2010	205566	1,095.00	ADVERTISING SVCS-CONF & REC CT	1,095.00
Vendor Total		1,095.00		
FYTD for INLAND EMPIRE MAGAZINE		1,890.00		
INLAND EMPIRE PROPERTY SERVICE, INC				
12/6/2010	881651	1,005.00	WEED ABTMNT SVC-CFD #1	1,005.00
12/20/2010	881749	999.00	NUISANCE ABTMNT SVC-CODE	999.00
Vendor Total		2,004.00		
FYTD for INLAND EMPIRE PROPERTY SERVICE, INC		53,136.12		
INSIDE PLANTS, INC.				
12/13/2010	881715	316.00	PLANT MAINT-CONF & REC CTR	316.00
Vendor Total		316.00		
FYTD for INSIDE PLANTS, INC.		1,896.00		



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IRON MOUNTAIN OFF-SITE DATA PROTECTION				
12/23/2010	205684	974.37		
			OFFSITE DATA STORAGE-TECH SVCS	974.37
Vendor Total		974.37		
FYTD for IRON MOUNTAIN OFF-SITE DATA PROTECTION		6,913.47		
J D H CONTRACTING				
12/13/2010	881716	1,180.00		
			ROOF REPAIR-MFP COMM CTR	1,180.00
12/23/2010	881791	2,841.00		
			CABINETS FOR EOC	2,841.00
Vendor Total		4,021.00		
FYTD for J D H CONTRACTING		133,817.50		
JANNEY & JANNEY ATTORNEY SVCS, INC.				
12/13/2010	205471	150.00		
			RETAINER FEE	75.00
			RETAINER FEE	75.00
Vendor Total		150.00		
FYTD for JANNEY & JANNEY ATTORNEY SVCS, INC.		1,023.65		
JDEDGE SOFTWARE, LLC				
12/13/2010	881717	1,020.00		
			CONSULTING SVCS	1,020.00
12/23/2010	881792	2,210.00		
			CONSULTING SVCS	2,210.00
Vendor Total		3,230.00		
FYTD for JDEDGE SOFTWARE, LLC		12,187.50		
JOBS AVAILABLE, INC.				
12/6/2010	205376	262.50		
			EMPLOYMENT ADVERTISING	262.50
12/13/2010	205472	245.00		
			EMPLOYMENT ADVERTISING-HR	245.00
Vendor Total		507.50		
FYTD for JOBS AVAILABLE, INC.		752.50		
JONATHAN BODNAR				
12/23/2010	205685	100.00		
			12/15/10 FIELD SEARCH TRNG	100.00
Vendor Total		100.00		
FYTD for JONATHAN BODNAR		100.00		



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JONES III, JOSEPH				
12/23/2010	205686	121.50		
			MILEAGE REIMBURSEMENT	34.00
			MILEAGE REIMBURSEMENT	46.50
			MILEAGE REIMBURSEMENT	41.00
Vendor Total		121.50		
FYTD for JONES III, JOSEPH		332.50		
JONES, SUSAN				
12/6/2010	881652	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for JONES, SUSAN		1,912.38		
KAESER & BLAIR, INC.				
12/13/2010	205473	1,926.51		
			JAR OPENERS-RECYCLING PROMO	1,575.00
			JAR OPENERS-RECYCLING PROMO	160.00
			JAR OPENERS-RECYCLING PROMO	130.00
			JAR OPENERS-RECYCLING PROMO	61.51
12/20/2010	205567	583.36		
			FRISBEES-RECYCLING PRGM PROMO	400.00
			FRISBEES-RECYCLING PRGM PROMO	50.00
			FRISBEES-RECYCLING PRGM PROMO	15.00
			FRISBEES-RECYCLING PRGM PROMO	45.00
			FRISBEES-RECYCLING PRGM PROMO	50.00
			FRISBEES-RECYCLING PRGM PROMO	23.36
Vendor Total		2,509.87		
FYTD for KAESER & BLAIR, INC.		4,410.36		
KATHLEEN A. MULLIGAN				
12/23/2010	205687	1,425.00		
			MOVING EXPENSES-PERRIS BL PROJ	1,425.00
Vendor Total		1,425.00		
FYTD for KATHLEEN A. MULLIGAN		1,425.00		
KEYSER MARSTON ASSOCIATES, INC.				
12/20/2010	205568	9,626.88		
			CONSULTING SVCS-RDA	3,518.75
			CONSULTING SVCS-RDA	6,108.13
Vendor Total		9,626.88		
FYTD for KEYSER MARSTON ASSOCIATES, INC.		9,626.88		



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KING, PATRICIA A.				
12/6/2010	205377	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for KING, PATRICIA A.		1,912.38		
KOCH, SHERI				
12/13/2010	205475	20.00	REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for KOCH, SHERI		20.00		
KOLB, CHARLES E.				
12/6/2010	881653	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for KOLB, CHARLES E.		1,912.38		
KOLLAR, KYLE				
12/6/2010	881654	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for KOLLAR, KYLE		1,912.38		
KROGER				
12/20/2010	205569	515.02	REFUND-FALSE ALARM FEE	200.00
			REFUND-FALSE ALARM FEE	57.51
			REFUND-FALSE ALARM FEE	200.00
			REFUND-FALSE ALARM FEE	57.51
Vendor Total		515.02		
FYTD for KROGER		515.02		
KRYSTAL PAREDES				
12/23/2010	205688	1,175.00	MOVING EXPENSES-PERRIS BL PROJ	1,175.00
Vendor Total		1,175.00		
FYTD for KRYSTAL PAREDES		1,175.00		
KYLE, GARY M.				
12/6/2010	881655	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for KYLE, GARY M.		1,912.38		



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LAFATA, JOSEPHINE				
12/6/2010	881656	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for LAFATA, JOSEPHINE		1,893.54		
LANGENDORF, BENJAMIN				
12/6/2010	881657	26.74	RETIREE MED (W/ ADJ)	26.74
Vendor Total		26.74		
FYTD for LANGENDORF, BENJAMIN		978.76		
LEE, SUSANNE & JAMES				
12/20/2010	205570	66.00	REFUND-ANML SVC FEES	66.00
Vendor Total		66.00		
FYTD for LEE, SUSANNE & JAMES		66.00		
LEISURE ENTERPRISES				
12/13/2010	205476	5,289.00	NEVER AGAIN PROJECT	5,289.00
Vendor Total		5,289.00		
FYTD for LEISURE ENTERPRISES		9,791.25		
LEWIS, CAROLYN S.				
12/6/2010	881658	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for LEWIS, CAROLYN S.		1,893.54		
LEXISNEXIS				
12/23/2010	881793	1,480.00	ONLINE LEGAL SVCS-CDD	370.00
			ONLINE LEGAL SVCS-CITY ATTRNY	740.00
			ONLINE LEGAL SVCS-CITY CLERK	370.00
Vendor Total		1,480.00		
FYTD for LEXISNEXIS		10,360.00		
LINDO, HERMINA G.				
12/6/2010	881659	318.73	RETIREE MED OCT'10	318.73
Vendor Total		318.73		
FYTD for LINDO, HERMINA G.		1,912.38		



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LIVING WAY CHRISTIAN FELLOWSHIP				
12/20/2010	205571	750.00		
			REFUND-RENTAL DEPOSIT	750.00
Vendor Total		750.00		
FYTD for LIVING WAY CHRISTIAN FELLOWSHIP		750.00		
LOGAN, CHARLES				
12/6/2010	881660	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for LOGAN, CHARLES		1,912.38		
LOPEZ, TERI				
12/23/2010	205690	76.65		
			REFUND-BSKTBALL REGIST	76.65
Vendor Total		76.65		
FYTD for LOPEZ, TERI		76.65		
LOPEZ-GUERA, KIMBERLY				
12/20/2010	205572	20.00		
			REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for LOPEZ-GUERA, KIMBERLY		20.00		
LOR GEOTECHNICAL GROUP, INC.				
12/13/2010	881718	308.00		
			SUNNYMD BLVD REVIT PROJ SVCS	308.00
12/20/2010	881750	1,909.00		
			KITCHING ST IMPRVMT PROJ	1,375.00
			SUNNYMD BLVD REVIT PROJ SVCS	534.00
Vendor Total		2,217.00		
FYTD for LOR GEOTECHNICAL GROUP, INC.		43,479.00		
LUMLEY, ROBERT C.				
12/6/2010	881661	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for LUMLEY, ROBERT C.		1,912.38		
M J CLEANING COMPANY				
12/13/2010	205477	42.57		
			REFUND-BUS LIC OVRPMT	42.57
Vendor Total		42.57		
FYTD for M J CLEANING COMPANY		42.57		



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MALLORY, VIOLA S.				
12/20/2010	205573	38.00	REFUND-CITATION OVERPYMT.	38.00
Vendor Total		38.00		
FYTD for MALLORY, VIOLA S.		38.00		
MANRIQUEZ, MOISES				
12/6/2010	205378	15.20	REFUND-FIELD RNTL FEE	15.20
Vendor Total		15.20		
FYTD for MANRIQUEZ, MOISES		15.20		
MARCH JOINT POWERS AUTHORITY				
12/23/2010	205691	5.64	GAS CHARGES-MF COMM CTR	4.61
			GAS CHARGES-MF COMM CTR	1.03
Vendor Total		5.64		
FYTD for MARCH JOINT POWERS AUTHORITY		33.63		
MARIGOLD FINANCIAL LLC				
12/6/2010	205379	404.71	UTILITIES COLLECTION FEES	404.71
Vendor Total		404.71		
FYTD for MARIGOLD FINANCIAL LLC		404.71		
MARINA LANDSCAPE, INC				
12/23/2010	205692	9,548.72	LANDSCAPE MAINT-DSG-2S	218.41
			LANDSCAPE MAINT-DSG-2N	144.07
			LANDSCAPE MAINT-DSG-2N	4,191.33
			LANDSCAPE MAINT-DSG-2S	4,994.91
Vendor Total		9,548.72		
FYTD for MARINA LANDSCAPE, INC		39,598.56		
MARTIAL ARTS INTERNATIONAL, USKO				
12/20/2010	205574	168.00	INSTRUCTOR SVCS-KICKBOX 2	112.00
			INSTRUCTOR SVCS-BOXING 1	56.00
Vendor Total		168.00		
FYTD for MARTIAL ARTS INTERNATIONAL, USKO		280.00		



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MARTIN, MARGIE				
12/20/2010	205575	95.00		
			REFUND-RABIES & SN DEPOSIT	20.00
			REFUND-RABIES & SN DEPOSIT	75.00
Vendor Total		95.00		
FYTD for MARTIN, MARGIE		95.00		
MARTINEZ, REGGIE				
12/6/2010	205380	280.00		
			SPORTS OFFICIATING SVCS.	105.00
			SPORTS OFFICIATING SVCS.	70.00
			SPORTS OFFICIATING SVCS.	105.00
12/23/2010	205693	105.00		
			SPORTS OFFICIATING SVCS	105.00
Vendor Total		385.00		
FYTD for MARTINEZ, REGGIE		490.00		
MATHIS, NOLAN				
12/6/2010	881662	296.00		
			RETIREE MED OCT'10	296.00
Vendor Total		296.00		
FYTD for MATHIS, NOLAN		1,776.00		
MAXINOSKI, SUE A.				
12/6/2010	881663	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for MAXINOSKI, SUE A.		1,912.38		
MCCARTHY & BERLIN, LLP				
12/6/2010	881664	968.90		
			LEGAL SERVICES	968.90
Vendor Total		968.90		
FYTD for MCCARTHY & BERLIN, LLP		2,302.15		
MCCOLLUM, MARIA				
12/13/2010	205478	50.00		
			REFUND-TRAP DEPOSIT	50.00
Vendor Total		50.00		
FYTD for MCCOLLUM, MARIA		50.00		
McDONALD, CHRIS				
12/20/2010	205576	418.00		
			INSTRUCTION SVCS-11 DAYS	418.00
Vendor Total		418.00		
FYTD for McDONALD, CHRIS		912.00		



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MEADOW, HEIDI				
12/6/2010	205381	75.00	REFUND-SPCL EVNT DEPOSIT	75.00
Vendor Total		75.00		
FYTD for MEADOW, HEIDI		75.00		
MEEKS, DANIEL				
12/6/2010	881665	160.00	SPORTS OFFICIATING SVCS.	100.00
			SPORTS OFFICIATING SVCS.	60.00
12/20/2010	881751	120.00	SPORTS OFFICIATING SVCS.	60.00
			SPORTS OFFICIATING SVCS.	60.00
Vendor Total		280.00		
FYTD for MEEKS, DANIEL		880.00		
MELAD & ASSOCIATES				
12/6/2010	205382	11,018.71	PLAN CHECK SVCS-BLDG & SAFETY	2,670.09
			PLAN CHECK SVCS-BLDG & SAFETY	1,722.06
			PLAN CHECK SVCS-BLDG & SAFETY	952.00
			PLAN CHECK SVCS-BLDG & SAFETY	3,262.53
			PLAN CHECK SVCS-BLDG & SAFETY	2,412.03
12/23/2010	205694	3,791.02	PLAN CHECK SERVICES	3,791.02
Vendor Total		14,809.73		
FYTD for MELAD & ASSOCIATES		21,938.20		
MENGISTU, YESHIALEM				
12/20/2010	205577	84.50	MILEAGE REIMBURSEMENT	84.50
Vendor Total		84.50		
FYTD for MENGISTU, YESHIALEM		476.00		
MERENDON, GEORGE SR.				
12/6/2010	205383	100.00	REFUND-11/20 MOBILE STAGE DEP.	100.00
12/13/2010	205479	75.00	REFUND-RENTAL DEPOSIT	75.00
Vendor Total		175.00		
FYTD for MERENDON, GEORGE SR.		175.00		



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MESSIN, LOUIS				
12/6/2010	881666	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for MESSIN, LOUIS		1,912.38		
MEYERS, ROBERT				
12/23/2010	205695	42.00	INSTRUCTOR SVCS-DRAWING 2	42.00
Vendor Total		42.00		
FYTD for MEYERS, ROBERT		1,659.00		
MILES, ROBERT				
12/6/2010	881667	194.53	RETIREE MED DEC '10	194.53
Vendor Total		194.53		
FYTD for MILES, ROBERT		1,167.18		
MINARD, MARK E.				
12/6/2010	881668	308.17	RETIREE MED DEC '10	308.17
Vendor Total		308.17		
FYTD for MINARD, MARK E.		1,849.02		
MIRACLE RECREATION EQUIPMENT				
12/20/2010	881752	1,368.04	PLAYGROUND EQUIPMENT	1,368.04
Vendor Total		1,368.04		
FYTD for MIRACLE RECREATION EQUIPMENT		3,492.06		
MISTRETТА, ARTHUR				
12/6/2010	881669	234.00	SPORTS OFFICIATING SVCS.	36.00
			SPORTS OFFICIATING SVCS.	82.00
			SPORTS OFFICIATING SVCS.	8.00
			SPORTS OFFICIATING SVCS.	54.00
			SPORTS OFFICIATING SVCS.	54.00
12/20/2010	881753	54.00	SPORTS OFFICIATING SVCS	54.00
12/23/2010	881794	144.00	SPORTS OFFICIATING SVCS	54.00
			SPORTS OFFICIATING SVCS	90.00
Vendor Total		432.00		
FYTD for MISTRETТА, ARTHUR		1,314.00		



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MITCHELL, DAVID				
12/6/2010	205384	91.00	REFUND-BASKETBALL FEE	91.00
Vendor Total		91.00		
FYTD for MITCHELL, DAVID		91.00		
MOLLICA, MIKE				
12/6/2010	881670	401.42	RETIREE MED DEC '10	401.42
Vendor Total		401.42		
FYTD for MOLLICA, MIKE		2,408.52		
MONTZ, DONALD				
12/20/2010	205578	20.00	REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for MONTZ, DONALD		20.00		
MORA, PATRICIA A.				
12/6/2010	881671	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for MORA, PATRICIA A.		1,912.38		
MORALES, MONICA				
12/23/2010	205696	200.00	REFUND-12/11 TOWNGATE C/C	200.00
Vendor Total		200.00		
FYTD for MORALES, MONICA		200.00		
MORENO VALLEY CAR WASH				
12/20/2010	205579	30.00	REFUND-FALSE ALARM GRANTED	30.00
Vendor Total		30.00		
FYTD for MORENO VALLEY CAR WASH		30.00		



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MORENO VALLEY UNIFIED SCHOOL DISTRICT				
12/23/2010	205697	20,280.00		
			TRANSPORTATION SVCS-STARS PROG	20,280.00
12/23/2010	205698	120.00		
			TRANSPORTATION SVCS-STARS PROG	120.00
Vendor Total		20,400.00		
FYTD for MORENO VALLEY UNIFIED SCHOOL DISTRICT		26,074.95		
MORENO VALLEY UTILITY				
12/6/2010	205386	99.02		
			ELECTRICITY	99.02
12/23/2010	205699	91.39		
			ELECTRICITY	91.39
Vendor Total		190.41		
FYTD for MORENO VALLEY UTILITY		472,828.81		
MORGAN, LISA A.				
12/6/2010	881672	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for MORGAN, LISA A.		1,912.38		
MR. CLEAN, INC.				
12/23/2010	205700	538.00		
			GYM & DANCE FLOOR CLEANING	360.00
			CREDIT ON ACCOUNT	-250.00
			PRESSURE WASH CRC	428.00
Vendor Total		538.00		
FYTD for MR. CLEAN, INC.		2,331.57		
MS GOVERN				
12/20/2010	205583	5,847.50		
			BAL.DUE-SOFTWARE FEES	2,997.50
			BAL.DUE-SOFTWARE FEES	600.00
			BAL.DUE-SOFTWARE FEES	2,250.00
Vendor Total		5,847.50		
FYTD for MS GOVERN		11,695.00		
MUNOZ, ARIEL				
12/23/2010	205701	78.00		
			MILEAGE REIMBURSEMENT	29.50
			MILEAGE REIMBURSEMENT	33.50
			MILEAGE REIMBURSEMENT	15.00
Vendor Total		78.00		
FYTD for MUNOZ, ARIEL		164.00		



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MURPHY, LIONEL				
12/23/2010	205702	100.00	12/15/10 FIELD SEARCH TRNG	100.00
Vendor Total		100.00		
FYTD for MURPHY, LIONEL		484.00		
MUSICSTAR				
12/23/2010	205703	837.00	INSTRUCTOR SVCS-PIANO 7	189.00
			INSTRUCTOR SVCS-GUITAR 8	216.00
			INSTRUCTOR SVCS-PIANO 4	108.00
			INSTRUCTOR SVCS-PIANO 7	189.00
			INSTRUCTOR SVCS-GUITAR 5	135.00
Vendor Total		837.00		
FYTD for MUSICSTAR		5,654.97		
NATIONWIDE RETIREMENT SOLUTIONS				
12/3/2010	2758	6,621.05	PST DEF COMP FOR FICA 12/3/10	6,621.05
12/17/2010	2766	11,117.64	PST DEF COMP FOR FICA 12/17/10	11,117.64
12/17/2010	2767	24,530.17	DEF COMP-457 & 401(A) 12/17/10	24,530.17
Vendor Total		42,268.86		
FYTD for NATIONWIDE RETIREMENT SOLUTIONS		409,810.04		
NATURE'S IMAGE, INC.				
12/20/2010	205584	9,006.00	BASIN CLEAN UP	9,006.00
Vendor Total		9,006.00		
FYTD for NATURE'S IMAGE, INC.		9,006.00		
NAVARRETTE, RALPH				
12/6/2010	881673	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for NAVARRETTE, RALPH		1,912.38		
NEC USERS GROUP				
12/23/2010	205704	350.00	D.EBARRA MEMBER RENEWAL	350.00
Vendor Total		350.00		
FYTD for NEC USERS GROUP		350.00		



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Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
NELSON, ROBERT				
12/6/2010	881674	305.60	RETIREE MED DEC '10	305.60
Vendor Total		305.60		
FYTD for NELSON, ROBERT		1,833.60		
NELSON, RUTH L.				
12/6/2010	881675	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for NELSON, RUTH L.		1,912.38		
NELSON, TIMOTHY IVAN				
12/20/2010	205585	532.00	INSTRUCTION SVCS-14 DAYS	532.00
Vendor Total		532.00		
FYTD for NELSON, TIMOTHY IVAN		1,216.00		
NEUSTAEDTER, CRAIG S				
12/6/2010	205387	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for NEUSTAEDTER, CRAIG S		1,912.38		
NEW HORIZON MOBILE HOME PARK				
12/20/2010	881755	6.29	REFUND-UTILITY USER TAXES	6.29
Vendor Total		6.29		
FYTD for NEW HORIZON MOBILE HOME PARK		16.43		
NEWTON, JEFF				
12/20/2010	205586	50.00	REFUND-TRAP DEPOSIT	50.00
Vendor Total		50.00		
FYTD for NEWTON, JEFF		50.00		
NIEBURGER, JUDITH A.				
12/6/2010	205388	401.42	RETIREE MED DEC '10	401.42
Vendor Total		401.42		
FYTD for NIEBURGER, JUDITH A.		2,408.52		



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OCHOA, LIZ				
12/6/2010	205389	91.00	REFUND-BASKETBALL FEE	91.00
Vendor Total		91.00		
FYTD for OCHOA, LIZ		91.00		
ORROCK, POPKA, FORTINO & BRISLIN				
12/6/2010	881676	484.65	LEGAL SERVICES	147.65
			LEGAL SERVICES	337.00
Vendor Total		484.65		
FYTD for ORROCK, POPKA, FORTINO & BRISLIN		10,433.53		
ORTEGA, JAVIER				
12/13/2010	205481	200.00	REFUND-RENTAL DEPOSIT	200.00
Vendor Total		200.00		
FYTD for ORTEGA, JAVIER		200.00		
OVERLAND PACIFIC & CUTLER, INC.				
12/13/2010	881719	299.00	SR-60/NASON ST INTRCHNG PROJ	299.00
12/20/2010	881757	6,720.00	RIGHT OF WAY SVCS-VARIOUS PROJ	6,720.00
12/23/2010	881795	7,500.00	APPR.SVCS-CACTUS & I-215	7,500.00
Vendor Total		14,519.00		
FYTD for OVERLAND PACIFIC & CUTLER, INC.		88,505.25		
PACIFIC GREEN HORTICULTURAL SVC				
12/13/2010	205482	1,978.00	TURF FERTILIZATION-ZONE E	302.97
			TURF FERTILIZATION-ZONE E	550.15
			TURF FERTILIZATION-ZONE E	112.61
			TURF FERTILIZATION-ZONE E	23.27
			TURF FERTILIZATION-ZONE E	302.97
			TURF FERTILIZATION-ZONE E	550.15
			TURF FERTILIZATION-ZONE E	112.61
			TURF FERTILIZATION-ZONE E	23.27
Vendor Total		1,978.00		
FYTD for PACIFIC GREEN HORTICULTURAL SVC		3,570.83		



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PACIFIC SAFETY COUNCIL				
12/13/2010	205483	17.40		
			SAFETY TRAINING VIDEO-RISK MGT	8.70
			SAFETY TRAINING VIDEO-RISK MGT	8.70
Vendor Total		17.40		
FYTD for PACIFIC SAFETY COUNCIL		195.75		
PACIFIC TELEMAGEMENT SERVICES				
12/20/2010	881758	438.48		
			PAY TELEPHONES	375.84
			PAY TELEPHONES	62.64
Vendor Total		438.48		
FYTD for PACIFIC TELEMAGEMENT SERVICES		2,630.88		
PARADES, MARVIN				
12/20/2010	205587	20.00		
			REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for PARADES, MARVIN		20.00		
PATTERSON, ALFREY				
12/6/2010	205390	194.53		
			RETIREE MED DEC '10	194.53
Vendor Total		194.53		
FYTD for PATTERSON, ALFREY		1,167.18		
PATTERSON, MICHAEL				
12/13/2010	205484	60.00		
			SPORTS OFFICIATING SVCS	60.00
Vendor Total		60.00		
FYTD for PATTERSON, MICHAEL		360.00		
PAUL, MICHAEL				
12/6/2010	205391	594.00		
			SPORTS OFFICIATING SVCS.	66.00
			SPORTS OFFICIATING SVCS.	110.00
			SPORTS OFFICIATING SVCS.	66.00
			SPORTS OFFICIATING SVCS.	110.00
			SPORTS OFFICIATING SVCS.	45.00
			SPORTS OFFICIATING SVCS.	21.00
			SPORTS OFFICIATING SVCS.	110.00
			SPORTS OFFICIATING SVCS.	66.00
Vendor Total		594.00		
FYTD for PAUL, MICHAEL		1,197.00		



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PEDLEY SQUARE VETERINARY CLINIC				
12/23/2010	881796	12,038.50		
			VETERINARY SERVICES	6,365.00
			VETERINARY SERVICES	5,673.50
Vendor Total		12,038.50		
FYTD for PEDLEY SQUARE VETERINARY CLINIC		46,378.50		
PENA, IRIS				
12/20/2010	205589	95.30		
			MILEAGE REIMBURSEMENT	95.30
Vendor Total		95.30		
FYTD for PENA, IRIS		276.35		
PENALOZA, LUZ				
12/20/2010	205590	52.00		
			REFUND-CLASS CANCELLED	52.00
Vendor Total		52.00		
FYTD for PENALOZA, LUZ		52.00		
PENALOZA, ROSA				
12/20/2010	205591	89.00		
			REFUND-BSKTBALL LEAGUE CANC.	89.00
Vendor Total		89.00		
FYTD for PENALOZA, ROSA		89.00		
PERCEPTIVE ENTERPRISES, INC.				
12/13/2010	881720	4,440.00		
			DBE OUTREACH-SR60/NASON PROJ	2,500.00
			DBE OUTREACH-SR60/NASON PROJ	1,940.00
Vendor Total		4,440.00		
FYTD for PERCEPTIVE ENTERPRISES, INC.		4,440.00		
PEREZ, SYLVIA				
12/20/2010	205592	280.00		
			REFUND-EVENT DEPOSIT	200.00
			REFUND-PARK SHELTER	80.00
Vendor Total		280.00		
FYTD for PEREZ, SYLVIA		280.00		
PERRY, NORMA				
12/6/2010	205392	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for PERRY, NORMA		1,912.38		



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Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
PERS LONG TERM CARE PROGRAM				
12/6/2010	205393	458.63		
			LONG TERM CARE INSURANCE	458.63
12/20/2010	205593	458.63		
			LONG TERM CARE INSURANCE	458.63
	Vendor Total	917.26		
FYTD for PERS LONG TERM CARE PROGRAM		6,132.23		
PETERSON, ANIYAH				
12/13/2010	205485	14.23		
			REFUND-LOST BOOK FEE	14.23
	Vendor Total	14.23		
FYTD for PETERSON, ANIYAH		14.23		



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PETTY CASH - FINANCE				
12/6/2010	205394	1,982.79		
			PETTY CASH FUND REPLENISHMENT	16.47
			PETTY CASH FUND REPLENISHMENT	16.40
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	84.32
			PETTY CASH FUND REPLENISHMENT	20.00
			PETTY CASH FUND REPLENISHMENT	15.45
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	3.00
			PETTY CASH FUND REPLENISHMENT	4.00
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	6.00
			PETTY CASH FUND REPLENISHMENT	5.00
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	4.00
			PETTY CASH FUND REPLENISHMENT	1.50
			PETTY CASH FUND REPLENISHMENT	1.50
			PETTY CASH FUND REPLENISHMENT	3.00
			PETTY CASH FUND REPLENISHMENT	8.00
			PETTY CASH FUND REPLENISHMENT	3.00
			PETTY CASH FUND REPLENISHMENT	2.00
			PETTY CASH FUND REPLENISHMENT	28.10
			PETTY CASH FUND REPLENISHMENT	4.00
			PETTY CASH FUND REPLENISHMENT	4.00
			PETTY CASH FUND REPLENISHMENT	4.00
			PETTY CASH FUND REPLENISHMENT	40.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	51.51
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	18.89
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	21.00
			PETTY CASH FUND REPLENISHMENT	9.00
			PETTY CASH FUND REPLENISHMENT	61.50
			PETTY CASH FUND REPLENISHMENT	10.00
			PETTY CASH FUND REPLENISHMENT	83.00
			PETTY CASH FUND REPLENISHMENT	15.00
			PETTY CASH FUND REPLENISHMENT	1.50
			PETTY CASH FUND REPLENISHMENT	9.50
			PETTY CASH FUND REPLENISHMENT	79.25
			PETTY CASH FUND REPLENISHMENT	20.00
			PETTY CASH FUND REPLENISHMENT	11.00
			PETTY CASH FUND REPLENISHMENT	15.21
			PETTY CASH FUND REPLENISHMENT	31.00
			PETTY CASH FUND REPLENISHMENT	6.00
			PETTY CASH FUND REPLENISHMENT	31.50
			PETTY CASH FUND REPLENISHMENT	10.00



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Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
			PETTY CASH FUND REPLENISHMENT	25.00
			PETTY CASH FUND REPLENISHMENT	25.00
			PETTY CASH FUND REPLENISHMENT	3.50
			PETTY CASH FUND REPLENISHMENT	43.00
			PETTY CASH FUND REPLENISHMENT	22.50
			PETTY CASH FUND REPLENISHMENT	38.92
			PETTY CASH FUND REPLENISHMENT	16.65
			PETTY CASH FUND REPLENISHMENT	25.00
			PETTY CASH FUND REPLENISHMENT	15.00
			PETTY CASH FUND REPLENISHMENT	15.00
			PETTY CASH FUND REPLENISHMENT	91.00
			PETTY CASH FUND REPLENISHMENT	5.00
			PETTY CASH FUND REPLENISHMENT	18.00
			PETTY CASH FUND REPLENISHMENT	8.00
			PETTY CASH FUND REPLENISHMENT	10.00
			PETTY CASH FUND REPLENISHMENT	13.00
			PETTY CASH FUND REPLENISHMENT	12.99
			PETTY CASH FUND REPLENISHMENT	10.99
			PETTY CASH FUND REPLENISHMENT	13.00
			PETTY CASH FUND REPLENISHMENT	22.57
			PETTY CASH FUND REPLENISHMENT	24.00
			PETTY CASH FUND REPLENISHMENT	61.50
			PETTY CASH FUND REPLENISHMENT	36.94
			PETTY CASH FUND REPLENISHMENT	40.00
			PETTY CASH FUND REPLENISHMENT	16.50
			PETTY CASH FUND REPLENISHMENT	8.19
			PETTY CASH FUND REPLENISHMENT	42.00
			PETTY CASH FUND REPLENISHMENT	24.50
			PETTY CASH FUND REPLENISHMENT	16.50
			PETTY CASH FUND REPLENISHMENT	2.47
			PETTY CASH FUND REPLENISHMENT	5.00
			PETTY CASH FUND REPLENISHMENT	39.00
			PETTY CASH FUND REPLENISHMENT	66.50
			PETTY CASH FUND REPLENISHMENT	35.50
			PETTY CASH FUND REPLENISHMENT	36.48
			PETTY CASH FUND REPLENISHMENT	20.00
			PETTY CASH FUND REPLENISHMENT	20.00
			PETTY CASH FUND REPLENISHMENT	20.00
			PETTY CASH FUND REPLENISHMENT	19.80
			PETTY CASH FUND REPLENISHMENT	22.83
			PETTY CASH FUND REPLENISHMENT	5.44
			PETTY CASH FUND REPLENISHMENT	10.00
			PETTY CASH FUND REPLENISHMENT	17.92

Vendor Total **1,982.79**

FYTD for PETTY CASH - FINANCE	3,370.40
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PHOMSOUVNH, KAMI

12/6/2010	205395	31.00	REFUND-PARK RNTL FEE	31.00
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Vendor Total **31.00**

FYTD for PHOMSOUVNH, KAMI	31.00
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PINEDA, MARIA				
12/6/2010	205396	25.00	REFUND-CANCELLED EVENT	25.00
Vendor Total		25.00		
FYTD for PINEDA, MARIA		25.00		
POIEMA LANDSCAPE, INC.				
12/23/2010	881797	7,623.15	LANDSCAPE MAINT-E-12	2,131.00
			REPLANTED ZONE E-12	3,780.00
			LANDSCAPE MAINT-ZONE S	1,712.15
Vendor Total		7,623.15		
FYTD for POIEMA LANDSCAPE, INC.		26,460.60		
POLLAK, JOSE				
12/6/2010	205397	300.00	REFUND-RNTL DEPOSIT	300.00
Vendor Total		300.00		
FYTD for POLLAK, JOSE		300.00		
PONCE, MARCELLA				
12/20/2010	205594	104.00	REFUND-AD-4NI-SN DEP.	19.00
			REFUND-AD-4NI-SN DEP.	10.00
			REFUND-AD-4NI-SN DEP.	75.00
Vendor Total		104.00		
FYTD for PONCE, MARCELLA		104.00		
POSTLE, DENISE				
12/6/2010	205398	71.20	REFUND-BASKETBALL FEE	71.20
Vendor Total		71.20		
FYTD for POSTLE, DENISE		71.20		
POSTMASTER				
12/13/2010	205486	185.00	RENEWAL FEE	185.00
Vendor Total		185.00		
FYTD for POSTMASTER		23,794.87		
POUNDS, NANCY				
12/23/2010	205705	794.50	TUITION REIMBURSEMENT	794.50
Vendor Total		794.50		
FYTD for POUNDS, NANCY		1,201.50		



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PRICE, GEORGE E.				
12/6/2010	881677	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for PRICE, GEORGE E.		1,912.38		
PROFESSIONAL COMMUNICATIONS NETWORK PCN				
12/23/2010	205706	702.00	ROTATIONAL TOW PRGM SVCS	702.00
Vendor Total		702.00		
FYTD for PROFESSIONAL COMMUNICATIONS NETWORK PCN		702.00		
PROTECTION ONE, INC.				
12/20/2010	205595	40.00	MONITORING SVCS-PRO & MVTV	20.00
			MONITORING SVCS-PRO & MVTV	20.00
Vendor Total		40.00		
FYTD for PROTECTION ONE, INC.		240.00		
PULLIAM, TRENT D.				
12/6/2010	881678	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for PULLIAM, TRENT D.		1,912.38		
PW ENHANCEMENT CENTER				
12/23/2010	881798	934.00	SECURITY DEPOSITS-HPP	934.00
Vendor Total		934.00		
FYTD for PW ENHANCEMENT CENTER		54,028.32		
R & S OVERHEAD DOORS, INC.				
12/13/2010	881721	1,086.00	DOOR/GATE MAINT-FS #6	201.00
			DOOR/GATE MAINT-FS #48	141.00
			DOOR/GATE MAINT-FS #58	201.00
			DOOR/GATE MAINT-FS #91	201.00
			DOOR/GATE MAINT-FS #65	141.00
			DOOR/GATE MAINT-FS #2	201.00
12/20/2010	881759	817.00	REPAIRED GATE #5-PSB BLDG	412.00
			REPAIRED FOLDING DOORS	400.00
			REPAIRED FOLDING DOORS	5.00
Vendor Total		1,903.00		
FYTD for R & S OVERHEAD DOORS, INC.		10,041.50		



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RACEWAY FORD				
12/13/2010	205487	1,173.05		
			ERV REPAIR/LABOR-PD	480.00
			ERV REPAIR/PARTS-PD	637.29
			ERV REPAIR/PARTS-PD	55.76
Vendor Total		1,173.05		
FYTD for RACEWAY FORD		1,173.05		
RALLY MANAGEMENT SERVICES, LLC				
12/6/2010	881679	4,692.33		
			TEMP SVCS-RODRIGUEZ W/E-10/31	754.92
			TEMP SVCS-RODRIGUEZ W/E-11/7	754.92
			TEMP SVCS-RODRIGUEZ W/E-11/14	754.92
			TEMP SVCS-HENDERSON W/E-10/31	719.28
			TEMP SVCS-HENDERSON W/E-11/7	719.28
			TEMP SVCS-HENDERSON W/E-11/14	989.01
12/13/2010	881722	1,474.20		
			TEMP SVCS-R HENDERSON W/E 11/2	719.28
			TEMP SVCS-J RODRIGUEZ W/E 11/2	754.92
12/20/2010	881760	1,504.17		
			TEMP SVCS-HENDERSON W/E-11/28	749.25
			TEMP SVCS-RODRIGUEZ W/E-11/28	754.92
Vendor Total		7,670.70		
FYTD for RALLY MANAGEMENT SERVICES, LLC		37,489.73		
RAMIREZ, JORGE				
12/20/2010	205596	20.00		
			REFUND-RABIES DEPOSIT	20.00
Vendor Total		20.00		
FYTD for RAMIREZ, JORGE		20.00		
RAMOS, DESIREE				
12/20/2010	205597	91.00		
			REFUND-BSKTBALL LEAGUE	91.00
Vendor Total		91.00		
FYTD for RAMOS, DESIREE		91.00		
RAMOS, ROBERTO				
12/23/2010	205707	135.00		
			INSTRUCTOR SVCS-TAEKWON 3	81.00
			INSTRUCTOR SVCS-TAEKWON 2	54.00
Vendor Total		135.00		
FYTD for RAMOS, ROBERTO		270.00		



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REYES, MAYKELIN				
12/20/2010	205598	91.00	REFUND-BSKTBALL LEAGUE CANC.	91.00
Vendor Total		91.00		
FYTD for REYES, MAYKELIN		91.00		
RHA LANDSCAPE ARCHITECTS-PLANNERS				
12/23/2010	205709	167.37	SHADOW MTN PARK LIGHTING PROJ	167.37
Vendor Total		167.37		
FYTD for RHA LANDSCAPE ARCHITECTS-PLANNERS		17,083.92		
RISE INTERPRETING, INC.				
12/20/2010	881761	2,940.00	SIGN LANGUAGE TRANSLATION	2,940.00
Vendor Total		2,940.00		
FYTD for RISE INTERPRETING, INC.		3,430.00		
RIV CO FLOOD CONTROL & WATER CONSERVATN				
12/23/2010	205710	719.38	ENCRCHMNT PERMIT CHRGS/DEPOSIT	719.38
Vendor Total		719.38		
FYTD for RIV CO FLOOD CONTROL & WATER CONSERVATN		16,175.09		
RIVERSIDE AREA RAPE CRISIS CENTER				
12/6/2010	205401	527.96	CHILD ABUSE PREVENTION PROGRAM	527.96
Vendor Total		527.96		
FYTD for RIVERSIDE AREA RAPE CRISIS CENTER		3,317.01		
RIVERSIDE CONSTRUCTION COMPANY, INC				
12/2/2010	1012031	14,295.62	RETENT PYMT PER ESCROW AGRMNT	14,295.62
12/2/2010	1012041	5,104.54	RETENT PYMT PER ESCROW AGRMNT	5,104.54
12/2/2010	1012051	1,417.69	RETENT PYMT PER ESCROW AGRMNT	1,417.69
Vendor Total		20,817.85		
FYTD for RIVERSIDE CONSTRUCTION COMPANY, INC		815,059.30		



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RIVERSIDE COUNTY BAR ASSOCIATION				
12/6/2010	205402	120.00	MEMBERSHIP DUES	120.00
Vendor Total		120.00		
FYTD for RIVERSIDE COUNTY BAR ASSOCIATION		120.00		
RIVERSIDE COUNTY CLERK/RECORDER				
12/20/2010	205646	13.00	LIEN RELEASE-2010-0057431	13.00
Vendor Total		13.00		
FYTD for RIVERSIDE COUNTY CLERK/RECORDER		139.00		
RIVERSIDE COUNTY DEPARTMENT OF HEALTH				
12/23/2010	205711	525.00	MASSAGE TECH EXAMS	525.00
Vendor Total		525.00		
FYTD for RIVERSIDE COUNTY DEPARTMENT OF HEALTH		525.00		
RIVERSIDE COUNTY INFORMATION TECHNOLOGY				
12/13/2010	205491	1,769.45	RADIO LEASE/MAINT-POLICE	1,769.45
12/20/2010	205599	212.67	RADIO LEASE/MAINT-TECH SVCS	170.10
			RADIO LEASE/MAINT-TECH SVCS	9.45
			RADIO LEASE/MAINT-TECH SVCS	33.12
12/23/2010	205712	1,799.71	RADIO/LEASE MAINT-POLICE	1,769.45
			RADIO LEASE/MAINT-TECH SVCS	30.26
Vendor Total		3,781.83		
FYTD for RIVERSIDE COUNTY INFORMATION TECHNOLOGY		13,231.53		
RIVERSIDE COUNTY SHERIFF BEN CLARK				
12/13/2010	205492	35.00	REG-RADAR LASER OPER TRNG	35.00
Vendor Total		35.00		
FYTD for RIVERSIDE COUNTY SHERIFF BEN CLARK		5,752.00		



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Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
RIVERSIDE COUNTY SHERIFF COURT SERVICES				
12/6/2010	205403	631.79		
			GARNISHMENT	152.88
			GARNISHMENT	478.91
12/20/2010	205600	804.95		
			GARNISHMENTS	141.31
			GARNISHMENTS	184.71
			GARNISHMENTS	478.93
Vendor Total		1,436.74		
FYTD for RIVERSIDE COUNTY SHERIFF COURT SERVICES		7,271.35		
RIVERSIDE COUNTY SHERIFF MV				
12/23/2010	205713	2,448.68		
			REIMBURSE JANITORIAL SUPPLIES	2,448.68
Vendor Total		2,448.68		
FYTD for RIVERSIDE COUNTY SHERIFF MV		5,946.06		
RLZ ENGINEERING				
12/20/2010	881763	6,944.00		
			TEMP STAFFING SVCS-CAP PROJS	6,944.00
Vendor Total		6,944.00		
FYTD for RLZ ENGINEERING		35,712.00		
ROBERT ALLEN CUNNINGHAM & JOANNA SMITH				
12/23/2010	205714	1,175.00		
			MOVING EXPENSES-PERRIS BL PROJ	1,175.00
Vendor Total		1,175.00		
FYTD for ROBERT ALLEN CUNNINGHAM & JOANNA SMITH		1,175.00		
ROBINSON, JOAQUIN DIEGO				
12/20/2010	205601	304.00		
			INSTRUCTION SVCS-8 DAYS	304.00
Vendor Total		304.00		
FYTD for ROBINSON, JOAQUIN DIEGO		684.00		
ROCHA, MARIA				
12/20/2010	205602	0.00		
			REFUND-RABIES & SN DEPOSIT	20.00
			REFUND-RABIES & SN DEPOSIT	75.00
			VOIDED CK#205602 DATED 1/5/11	-20.00
			VOIDED CK#205602 DATED 1/5/11	-75.00
Vendor Total		0.00		
FYTD for ROCHA, MARIA		0.00		



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RODRIGUEZ, HECTOR				
12/6/2010	205404	160.00		
			SPORTS OFFICIATING SVCS.	120.00
			SPORTS OFFICIATING SVCS.	40.00
12/23/2010	205715	240.00		
			SPORTS OFFICIATING SVCS	120.00
			SPORTS OFFICIATING SVCS	120.00
Vendor Total		400.00		
FYTD for RODRIGUEZ, HECTOR		520.00		
ROGERS, EUGENE				
12/6/2010	881680	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for ROGERS, EUGENE		1,912.38		
ROGERS, KIANNA				
12/20/2010	205603	95.00		
			MILEAGE REIMBURSEMENT	95.00
Vendor Total		95.00		
FYTD for ROGERS, KIANNA		809.50		
ROMERO, JOAN				
12/6/2010	205405	25.00		
			REFUND-CANCELLED EVENT	25.00
Vendor Total		25.00		
FYTD for ROMERO, JOAN		25.00		
ROSEANN HERNANDEZ AND JOSE HERNANDEZ				
12/23/2010	205716	1,425.00		
			MOVING EXPENSES-PERRIS BL PROJ	1,425.00
Vendor Total		1,425.00		
FYTD for ROSEANN HERNANDEZ AND JOSE HERNANDEZ		1,425.00		
ROSS, DAVID T.				
12/6/2010	881681	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for ROSS, DAVID T.		1,912.38		
ROSSON, LOUIS A.				
12/6/2010	881682	193.36		
			RETIREE MED DEC '10	193.36
Vendor Total		193.36		
FYTD for ROSSON, LOUIS A.		1,738.56		



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ROTO-ROOTER PLUMBERS				
12/6/2010	205435	254.00	PLUMBING REPAIRS-PARKS	254.00
Vendor Total		254.00		
FYTD for ROTO-ROOTER PLUMBERS		528.00		
RUIZ, ELISABETH				
12/20/2010	205604	35.00	REFUND-ELECTRICAL BOX	35.00
Vendor Total		35.00		
FYTD for RUIZ, ELISABETH		35.00		
RUSSO, JOHN				
12/6/2010	881684	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for RUSSO, JOHN		1,912.38		
RYMAX ELECTRIC, INC.				
12/20/2010	205605	1,503.13	REPAIR TREE LIGHTS-E-1	140.00
			REPAIR TREE LIGHTS-E-3	833.45
			REPAIR TREE LIGHTS-E-7	459.68
			REPAIR MONUMENT LIGHTS-ZONE M	70.00
Vendor Total		1,503.13		
FYTD for RYMAX ELECTRIC, INC.		7,962.62		
SA ASSOCIATES				
12/13/2010	881723	10,725.00	TEMP STAFFING SVCS-CAP PROJS	10,725.00
12/23/2010	881800	10,800.00	TEMP STAFFING SVCS-CAP PROJS	10,800.00
Vendor Total		21,525.00		
FYTD for SA ASSOCIATES		67,425.00		
SALAMAH, ABDEL				
12/23/2010	205717	742.40	REFUND-80% PERMIT FEE	545.20
			REFUND-80% PERMIT FEE	97.60
			REFUND-80% PERMIT FEE	97.60
			REFUND-80% PERMIT FEE	1.80
			REFUND-80% PERMIT FEE	0.20
Vendor Total		742.40		
FYTD for SALAMAH, ABDEL		742.40		



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SALMAN, CLAUDIA				
12/23/2010	205718	72.00	INSTRUCTOR SVCS-ZUMBA 6	72.00
Vendor Total		72.00		
FYTD for SALMAN, CLAUDIA		72.00		
SALVATION ARMY				
12/20/2010	205606	330.00	REFUND-11/25 EVENT DEPOSIT	200.00
			REFUND-11/25 EVENT DEPOSIT	130.00
Vendor Total		330.00		
FYTD for SALVATION ARMY		330.00		



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SAN BERNARDINO & RIVERSIDE CO FIRE EQUIP				
12/6/2010	881685	267.61		
			FIRE EXTINGUISHERS-MORRISON	25.00
			FIRE EXTINGUISHERS-BETHUNE	25.00
			FIRE EXTINGUISHERS-SKATE PARK	25.00
			FIRE EXTINGUISHERS-SUNNYMEAD	25.00
			FIRE EXTINGUISHERS-COMMUNITY	25.00
			FIRE EXTINGUISHERS-P.S.B.	142.61
12/20/2010	881764	250.00		
			ANNUAL RECERTIFICATION	250.00
12/23/2010	881801	1,832.38		
			FIRE EXTINGUISHERS-TOWNGATE	40.00
			FIRE EXTINGUISHERS-SENIOR CTR	96.00
			FIRE EXTINGUISHERS-LIBRARY	88.00
			FIRE EXTINGUISHERS-ASES	32.00
			FIRE EXTINGUISHERS-ASES	25.00
			FIRE EXTINGUISHERS-MARCH C/C	72.00
			FIRE EXTINGUISHERS-MARCH C/C	60.00
			FIRE EXTINGUISHERS-HOBBY SHOP	25.00
			FIRE EXTINGUISHERS-RAINBOW	25.00
			FIRE EXTINGUISHERS-RED MAPLE	25.00
			FIRE EXTINGUISHERS-PRO SHOP	44.00
			FIRE EXTINGUISHERS-MVTV-3	44.00
			FIRE EXTINGUISHERS-UTY. FIELD	25.00
			FIRE EXTINGUISHERS-CITY YARD	256.00
			FIRE EXTINGUISHERS-FIRE ST.48	86.38
			FIRE EXTINGUISHERS-FIRE ST.58	72.00
			FIRE EXTINGUISHERS-FIRE ST.6	64.00
			FIRE EXTINGUISHERS-FIRE ST.91	64.00
			FIRE EXTINGUISHERS-FIRE ST.65	40.00
			FIRE EXTINGUISHERS-FIRE ST.2	64.00
			FIRE EXTINGUISHERS-T/S ANNEX	40.00
			FIRE EXTINGUISHERS-S/D ANNEX	64.00
			FIRE EXTINGUISHERS-P.S.B.	120.00
			FIRE EXTINGUISHERS-CITY HALL	176.00
			FIRE EXTINGUISHERS-CONF & REC	128.00
			FIRE EXTINGUISHERS-E.R.C.	32.00
			FIRE EXTINGUISHERS-FAC ANNEX	25.00
Vendor Total		2,349.99		
FYTD for SAN BERNARDINO & RIVERSIDE CO FIRE EQUIP		2,993.32		
SAN BERNARDINO COUNTY SUPERINTENDENT				
12/6/2010	205406	345.00		
			AFTER SCHOOL TRAINING FOR 3	345.00
Vendor Total		345.00		
FYTD for SAN BERNARDINO COUNTY SUPERINTENDENT		345.00		



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SAVORY, DANNY				
12/23/2010	205719	54.00	SPORTS OFFICIATING SVCS	54.00
Vendor Total		54.00		
FYTD for SAVORY, DANNY		54.00		
SCHAFFER, KATHRYN				
12/20/2010	205607	75.00	REFUND-SPAY NEUTER DEPOSIT	75.00
Vendor Total		75.00		
FYTD for SCHAFFER, KATHRYN		75.00		
SCHOOL SPACE SOLUTIONS INC				
12/6/2010	205407	7,818.52	STORAGE CABINETS-STARS PROG	7,818.52
Vendor Total		7,818.52		
FYTD for SCHOOL SPACE SOLUTIONS INC		9,773.15		
SECTRAN SECURITY, INC				
12/23/2010	205720	927.00	TRANSPORT SVCS-PARKS	154.50
			TRANSPORT SVCS-UTILITY	154.50
			TRANSPORT SVCS-FINANCE	154.50
			TRANSPORT SVCS-PARKS	154.50
			TRANSPORT SVCS-UTILITIES	154.50
			TRANSPORT SVCS-FINANCE	154.50
Vendor Total		927.00		
FYTD for SECTRAN SECURITY, INC		3,244.50		
SECURITY LOCK & KEY				
12/13/2010	881724	115.00	REPAIR EXIT HARDWARE AT EOC	115.00
Vendor Total		115.00		
FYTD for SECURITY LOCK & KEY		1,621.85		
SEVILLANO, LOLITA				
12/6/2010	205408	47.00	REFUND-PARK RNTL FEE	47.00
Vendor Total		47.00		
FYTD for SEVILLANO, LOLITA		47.00		
SHAH, JAGDISH				
12/13/2010	881725	19,440.00	TEMP STAFFING SVCS-CAP PROJS	19,440.00
Vendor Total		19,440.00		
FYTD for SHAH, JAGDISH		111,240.00		



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SHARRETT, SHARON K.				
12/6/2010	205409	193.36	RETIREE MED DEC '10	193.36
Vendor Total		193.36		
FYTD for SHARRETT, SHARON K.		1,160.16		
SHELDON, STUART H.				
12/6/2010	205410	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for SHELDON, STUART H.		1,912.38		
SHELL OIL CO.				
12/6/2010	205411	49.00	FUEL PURCHASE	49.00
12/20/2010	205608	95.65	FUEL PURCHASES	95.65
12/20/2010	205609	18.34	FUEL PURCHASE	18.34
12/23/2010	205722	1,225.26	FUEL PURCHASES	1,225.26
Vendor Total		1,388.25		
FYTD for SHELL OIL CO.		10,210.48		
SHUMWAY, TIFFANY				
12/20/2010	205610	91.00	REFUND-CLASS CANCELLED	91.00
Vendor Total		91.00		
FYTD for SHUMWAY, TIFFANY		91.00		
SHURTLEFF, JEANNETTE L.				
12/20/2010	881765	494.00	INSTRUCTION SVCS-13 DAYS	494.00
Vendor Total		494.00		
FYTD for SHURTLEFF, JEANNETTE L.		2,622.00		
SIERRA, JUAN PABLO				
12/6/2010	205412	112.00	REFUND-GED CLASS	112.00
Vendor Total		112.00		
FYTD for SIERRA, JUAN PABLO		112.00		



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SINGLETON-DECUIR, JANISHEIA				
12/20/2010	881766	93.50	MILEAGE REIMBURSEMENT	93.50
Vendor Total		93.50		
FYTD for SINGLETON-DECUIR, JANISHEIA		159.00		
SKETCHCOP SOLUTIONS				
12/6/2010	205413	2,118.45	FACE DESIGN SYSTEM SOFTWARE	995.00
			FACE DESIGN SYSTEM SOFTWARE	953.00
			FACE DESIGN SYSTEM SOFTWARE	170.45
Vendor Total		2,118.45		
FYTD for SKETCHCOP SOLUTIONS		2,118.45		
SKY PUBLISHING				
12/6/2010	205414	895.00	ADVERTISING COST	895.00
Vendor Total		895.00		
FYTD for SKY PUBLISHING		42,434.00		
SKY TRAILS MOBILE VILLAGE				
12/20/2010	881767	39.95	REFUND-UTILITY USER TAXES	39.95
Vendor Total		39.95		
FYTD for SKY TRAILS MOBILE VILLAGE		168.00		
SLAGERMAN, SUSAN A.				
12/6/2010	881686	318.73	RETIREE MED NOV'10	318.73
Vendor Total		318.73		
FYTD for SLAGERMAN, SUSAN A.		1,912.38		
SLATTERY, TED				
12/20/2010	205611	75.00	REFUND-12/4 EVENT DEPOSIT	75.00
Vendor Total		75.00		
FYTD for SLATTERY, TED		150.00		
SMITH, KEVIN DEJUANE				
12/13/2010	205493	30.00	REFUND-FALSE ALARM FEE	30.00
Vendor Total		30.00		
FYTD for SMITH, KEVIN DEJUANE		30.00		



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SMITH, MARIA A.				
12/6/2010	881687	315.59	RETIREE MED DEC '10	315.59
Vendor Total		315.59		
FYTD for SMITH, MARIA A.		1,893.54		
SOBOBA TRIBAL TANF				
12/13/2010	205494	500.00	REFUND-RENTAL DEPOSIT	500.00
Vendor Total		500.00		
FYTD for SOBOBA TRIBAL TANF		500.00		
SOCO GROUP, INC				
12/20/2010	881768	12,284.60	FUEL PURCHASE	6,373.94
			FUEL PURCHASE	5,910.66
Vendor Total		12,284.60		
FYTD for SOCO GROUP, INC		150,851.00		
SOSA, HUGO				
12/23/2010	205723	330.00	INSTRUCTOR SVCS-KARATEDO 7	210.00
			INSTRUCTOR SVCS-KARATEDO 4	120.00
Vendor Total		330.00		
FYTD for SOSA, HUGO		570.00		



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SOUTHERN CALIFORNIA EDISON				
12/6/2010	205415	4,685.03		
			ELECTRICITY	45.82
			ELECTRICITY	768.39
			ELECTRICITY	1,314.99
			ELECTRICITY	122.34
			ELECTRICITY	498.57
			ELECTRICITY	662.47
			ELECTRICITY	140.51
			ELECTRICITY	230.56
			ELECTRICITY	824.84
			ELECTRICITY	50.57
			ELECTRICITY	25.97
12/13/2010	205495	21,520.18		
			ELECTRICITY	70.92
			ELECTRICITY	22.57
			ELECTRICITY	1,697.91
			ELECTRICITY	62.93
			ELECTRICITY	924.15
			ELECTRICITY	1,037.38
			ELECTRICITY	482.07
			ELECTRICITY	453.85
			ELECTRICITY	1,089.88
			ELECTRICITY	72.71
			ELECTRICITY	1,119.60
			ELECTRICITY	169.80
			ELECTRICITY	97.47
			ELECTRICITY	72.21
			IFA CHARGES-SUBSTATION	14,146.73
12/23/2010	205724	1,429.45		
			ELECTRICITY	369.48
			ELECTRICITY	47.71
			ELECTRICITY	240.82
			ELECTRICITY	45.14
			ELECTRICITY	441.52
			ELECTRICITY	113.15
			ELECTRICITY	79.95
			ELECTRICITY	40.04
			ELECTRICITY	26.93
			ELECTRICITY	24.71
Vendor Total		27,634.66		
FYTD for SOUTHERN CALIFORNIA EDISON		1,488,805.98		



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SOUTHERN CALIFORNIA GAS CO.				
12/20/2010	205613	6,735.64		
			GAS CHARGES	944.22
			GAS CHARGES	2,406.87
			GAS CHARGES	104.15
			GAS CHARGES	69.17
			GAS CHARGES	433.13
			GAS CHARGES	250.63
			GAS CHARGES	31.94
			GAS CHARGES	556.91
			GAS CHARGES	195.73
			GAS CHARGES	119.62
			GAS CHARGES	268.72
			GAS CHARGES	311.79
			GAS CHARGES	148.45
			GAS CHARGES	302.22
			GAS CHARGES	42.56
			GAS CHARGES	549.53
Vendor Total		6,735.64		
FYTD for SOUTHERN CALIFORNIA GAS CO.		26,164.31		
SPARKLETTS				
12/6/2010	205416	9.00		
			WATER SERVICE	4.50
			WATER SERVICE	4.50
12/20/2010	205614	15.07		
			WATER SERVICE	15.07
12/23/2010	205725	19.17		
			WATER SERVICE	19.17
Vendor Total		43.24		
FYTD for SPARKLETTS		382.49		
SPECK, GARY B.				
12/6/2010	881688	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for SPECK, GARY B.		1,912.38		
SPECTRUM CARE				
12/13/2010	881726	4,502.05		
			LANDSCAPE MAINT-E1	4,502.05
12/23/2010	881802	12,333.33		
			LANDSCAPE MAINT-ZONE E-1	10,540.00
			LANDSCAPE MAINT-ZONE E-1	1,793.33
Vendor Total		16,835.38		
FYTD for SPECTRUM CARE		78,502.03		



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SPENCER, MARTHA				
12/6/2010	881689	194.53	RETIREE MED DEC '10	194.53
Vendor Total		194.53		
FYTD for SPENCER, MARTHA		1,167.18		
SPILIOTIS, GEORGE & LOIS				
12/13/2010	205496	50.00	REFUND-TRAP DEPOSIT	50.00
Vendor Total		50.00		
FYTD for SPILIOTIS, GEORGE & LOIS		50.00		
SPRINT/NEXTEL				
12/13/2010	881727	33.11	CELL PHONE CHRGS-PD	33.11
12/23/2010	881803	623.37	CELL PH CHRGS-PD/GTF	623.37
Vendor Total		656.48		
FYTD for SPRINT/NEXTEL		1,946.79		
STANDARD INSURANCE CO				
12/6/2010	205418	1,635.48	SUPPLEMENTAL INSURANCE	1,635.48
Vendor Total		1,635.48		
FYTD for STANDARD INSURANCE CO		196,219.12		
STANLEY CONVERGENT SECURITY SOLUTNS, INC				
12/23/2010	881804	1,347.90	MONITORING SVCS-MF PARK	105.00
			MONITORING SVCS-PARK MAINT	172.92
			MONITORING SVCS-CONF & REC CTR	492.00
			MONITORING SVCS-SPCL DIST	147.00
			MONITORING SVCS-TECH SVCS	105.00
			MONITORING SVCS-ANNEX BLDG	105.00
			MONITORING SVCS-TOWNGATE	220.98
Vendor Total		1,347.90		
FYTD for STANLEY CONVERGENT SECURITY SOLUTNS, INC		15,923.49		
STANTON, SHERRI				
12/13/2010	205497	167.65	REFUND-BSKTBALL REGIST	100.00
			REFUND-BSKTBALL REGIST	67.65
Vendor Total		167.65		
FYTD for STANTON, SHERRI		167.65		



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STATE BAR OF CALIFORNIA				
12/13/2010	205498	410.00		
			MEMBERSHIP DUES-R HANSEN	410.00
12/13/2010	205499	410.00		
			MEMBERSHIP DUES-S BRYANT	410.00
12/13/2010	205500	395.00		
			MEMBERSHIP DUES-P EARLY	395.00
Vendor Total		1,215.00		
FYTD for STATE BAR OF CALIFORNIA		1,215.00		
STATE BOARD OF EQUALIZATION				
12/21/2010	113010	1,859.00		
			SALES & USE TAX 11/1-11/30/10	1,859.00
Vendor Total		1,859.00		
FYTD for STATE BOARD OF EQUALIZATION		13,536.00		
STATE DISBURSEMENT UNIT				
12/9/2010	2757	1,859.69		
			CHILD SUPPORT W/H 12/9/10	1,859.69
12/23/2010	2765	1,832.65		
			CHILD SUPPORT W/H 12/23/10	1,832.65
Vendor Total		3,692.34		
FYTD for STATE DISBURSEMENT UNIT		14,635.84		
STATE OF CALIFORNIA DEPT. OF JUSTICE				
12/13/2010	205501	4,718.00		
			FINGERPRINTING SVCS-TREASURY	32.00
			FINGERPRINTING SVCS-HR	403.00
			FINGERPRINTING SVCS-STARS	32.00
			FINGERPRINTING SVCS-PARKS	352.00
			BLOOD ALCHL ANLYS-PD	980.00
			FINGERPRINTING SVCS-PD	128.00
			FINGERPRINTING SVCS-PD	2,791.00
12/20/2010	205615	1,088.00		
			FINGERPRINTING SVCS-HR	64.00
			FINGERPRINTING SVCS-STARS	736.00
			FINGERPRINTING SVCS-TREASURY	160.00
			FINGERPRINTING SVCS-PARKS	64.00
			FINGERPRINTING SVCS-PD	64.00
Vendor Total		5,806.00		
FYTD for STATE OF CALIFORNIA DEPT. OF JUSTICE		34,092.00		



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STATE OF CALIFORNIA/DEPT OF COM SVCS&DEV				
12/23/2010	205726	207.42		
			REFUND-MVU	11.48
			REFUND-MVU	112.30
			REFUND-MVU	83.64
Vendor Total		207.42		
FYTD for STATE OF CALIFORNIA/DEPT OF COM SVCS&DEV		1,625.96		
STENO SOLUTIONS TRANSCRIPTION SVCS., IN				
12/23/2010	205727	3,537.12		
			TRANSCRIPTION SVCS-PD	3,537.12
Vendor Total		3,537.12		
FYTD for STENO SOLUTIONS TRANSCRIPTION SVCS., IN		18,590.56		
STERICYCLE (BFI)				
12/6/2010	881690	609.64		
			MED WASTE HAULING SVC	609.64
Vendor Total		609.64		
FYTD for STERICYCLE (BFI)		2,681.98		
STEVE'S LANDSCAPING & WEED ABATEMENT				
12/20/2010	881769	7,045.50		
			WEED ABATEMENT SVC-FIRE PREV	158.00
			WEED ABATEMENT SVC-FIRE PREV	12.75
			WEED ABATEMENT SVC-FIRE PREV	878.25
			WEED ABATEMENT SVC-FIRE PREV	631.50
			WEED ABATEMENT SVC-FIRE PREV	1,694.00
			WEED ABATEMENT SVC-FIRE PREV	178.00
			WEED ABATEMENT SVC-FIRE PREV	294.00
			WEED ABATEMENT SVC-FIRE PREV	786.00
			WEED ABATEMENT SVC-FIRE PREV	584.00
			WEED ABATEMENT SVC-FIRE PREV	305.00
			WEED ABATEMENT SVC-FIRE PREV	439.00
			WEED ABATEMENT SVC-FIRE PREV	294.00
			WEED ABATEMENT SVC-FIRE PREV	584.00
			WEED ABATEMENT SVC-FIRE PREV	207.00
Vendor Total		7,045.50		
FYTD for STEVE'S LANDSCAPING & WEED ABATEMENT		61,509.25		
STEWART, CLIFFORD				
12/6/2010	881691	251.09		
			RETIREE MED DEC '10	251.09
Vendor Total		251.09		
FYTD for STEWART, CLIFFORD		1,506.54		



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STRADLING, YOCCA, CARLSON & RAUTH				
12/20/2010	205616	18,615.33	LEGAL SVCS	18,615.33
Vendor Total		18,615.33		
FYTD for STRADLING, YOCCA, CARLSON & RAUTH		31,423.42		
STRICKLER II, JOHN W.				
12/6/2010	881692	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for STRICKLER II, JOHN W.		1,912.38		
SUNNYMEAD ACE HARDWARE				
12/6/2010	205419	27.70	MISC.SUPPLIES-POLICE	23.36
			MISC.SUPPLIES-PARKS	4.34
12/13/2010	205502	4.33	MISC SUPPLIES-PD	4.33
12/23/2010	205728	247.33	MISC.SUPPLIES-POLICE	225.62
			MISC.SUPPLIES-POLICE	21.71
Vendor Total		279.36		
FYTD for SUNNYMEAD ACE HARDWARE		1,068.31		
SUNSET GRAPHICS				
12/20/2010	205617	40.67	UNIFORMS-PD	40.67
Vendor Total		40.67		
FYTD for SUNSET GRAPHICS		40.67		
SWRCB/STATE WATER RESOURCE CONTROL BOARD				
12/13/2010	205503	22,499.00	ANNUAL PERMIT FEE-LAND DEV	22,499.00
Vendor Total		22,499.00		
FYTD for SWRCB/STATE WATER RESOURCE CONTROL BOARD		22,499.00		
TAX COMPLIANCE SERVICES				
12/20/2010	205618	6,250.00	UUT COMPLIANCE SERVICES	6,250.00
Vendor Total		6,250.00		
FYTD for TAX COMPLIANCE SERVICES		25,000.00		



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THERMAL-COOL INC.				
12/23/2010	205729	150.00	EMERGENCY REPAIR-P.S.B.	150.00
Vendor Total		150.00		
FYTD for THERMAL-COOL INC.		2,307.02		
THOMSON REUTERS INC				
12/20/2010	205619	199.09	LEGAL PUBLICATION SUBSC	199.09
Vendor Total		199.09		
FYTD for THOMSON REUTERS INC		2,901.49		
TOTH, RICHARD				
12/6/2010	205420	25.00	REFUND-CANCELLED EVENT	25.00
Vendor Total		25.00		
FYTD for TOTH, RICHARD		25.00		
TRICHE, TARA				
12/20/2010	205621	1,665.00	INSTRUCTOR SVCS-BALLET 3	66.60
			INSTRUCTOR SVCS-BALLET 15	333.00
			INSTRUCTOR SVCS-BALLET 7	155.40
			INSTRUCTOR SVCS-DANCE 15	333.00
			INSTRUCTOR SVCS-DANCE 8	177.60
			INSTRUCTOR SVCS-DANCE 12	266.40
			INSTRUCTOR SVCS-DANCE 6	133.20
			INSTRUCTOR SVCS-HIP HOP 9	199.80
Vendor Total		1,665.00		
FYTD for TRICHE, TARA		10,545.00		
TRI-CITY LINEN SUPPLY, INC.				
12/6/2010	205421	50.00	LINEN SVCS	25.00
			LINEN SVCS	25.00
12/13/2010	205504	25.00	LINEN SVCS	25.00
12/20/2010	205620	85.50	LINEN SVCS	37.50
			LINEN SVCS	48.00
Vendor Total		160.50		
FYTD for TRI-CITY LINEN SUPPLY, INC.		905.75		



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TROPICAL PLAZA NURSERY, INC.				
12/13/2010	205505	437.15		
			LANDSCAPE MAINT-E2	437.15
12/20/2010	205622	15,700.00		
			LNDSKP MAINT-ZONE E-2	15,700.00
12/23/2010	205730	14,704.50		
			LANDSCAPE MAINT-ZONE E-2	14,704.50
Vendor Total		30,841.65		
FYTD for TROPICAL PLAZA NURSERY, INC.		114,792.39		
TRUGREEN LANDCARE				
12/23/2010	881806	18,088.60		
			LANDSCAPE MAINT-ZONE M	5,324.89
			LANDSCAPE MAINT-ZONE DSG-1/10	6,804.71
			LANDSCAPE MAINT-ZONE E-16	2,485.00
			LANDSCAPE MAINT-ZONE E-16	3,474.00
Vendor Total		18,088.60		
FYTD for TRUGREEN LANDCARE		170,634.59		
TUCKER, JOHN				
12/13/2010	205506	75.00		
			REFUND-S/N DEPOSIT	75.00
Vendor Total		75.00		
FYTD for TUCKER, JOHN		75.00		
TUMBLESON, CYNTHIA				
12/23/2010	205731	90.00		
			REFUND-FALSE ALARM OVERPYMT	90.00
Vendor Total		90.00		
FYTD for TUMBLESON, CYNTHIA		90.00		
TUNTLAND, JAMES				
12/6/2010	881693	251.09		
			RETIREE MED DEC '10	251.09
Vendor Total		251.09		
FYTD for TUNTLAND, JAMES		1,506.54		
TURF STAR, INC.				
12/20/2010	205623	132.26		
			PARTS FOR GOLF COURSE EQUIPMEN	132.26
Vendor Total		132.26		
FYTD for TURF STAR, INC.		567.81		



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U.S. HEALTHWORKS MEDICAL GROUP				
12/6/2010	205422	590.00		
			PRE-EMPLOYMENT PHYSICALS	330.00
			PRE-EMPLOYMENT PHYSICALS	130.00
			PRE-EMPLOYMENT PHYSICALS	65.00
			PRE-EMPLOYMENT PHYSICALS	65.00
Vendor Total		590.00		
FYTD for U.S. HEALTHWORKS MEDICAL GROUP		6,445.00		
UNDERGROUND SERVICE ALERT				
12/20/2010	205624	400.50		
			DIGALERT TICKETS SUBSC.SVC	100.12
			DIGALERT TICKETS SUBSC.SVC	100.12
			DIGALERT TICKETS SUBSC.SVC	100.13
			DIGALERT TICKETS SUBSC.SVC	100.13
12/23/2010	205732	351.00		
			DIGALERT TICKETS SUBSC.SVC	87.75
			DIGALERT TICKETS SUBSC.SVC	87.75
			DIGALERT TICKETS SUBSC.SVC	87.75
			DIGALERT TICKETS SUBSC.SVC	87.75
Vendor Total		751.50		
FYTD for UNDERGROUND SERVICE ALERT		2,696.00		
UNION BANK OF CALIFORNIA				
12/20/2010	205625	170.00		
			MONTHLY LOC DRAW FEE	170.00
Vendor Total		170.00		
FYTD for UNION BANK OF CALIFORNIA		57,732.88		
UNITED PACIFIC SERVICES, INC				
12/23/2010	205733	10,083.50		
			TREE TRIMMING - ZONE E-4	8,981.50
			TREE TRIMMING - ZONE E-4	1,102.00
Vendor Total		10,083.50		
FYTD for UNITED PACIFIC SERVICES, INC		10,116.56		
UNITED ROTARY BRUSH CORP				
12/20/2010	881771	1,992.30		
			BROOM KITS-ST SWEEPER	604.88
			BROOM KITS-ST SWEEPER	894.33
			BROOM KITS-ST SWEEPER	493.09
Vendor Total		1,992.30		
FYTD for UNITED ROTARY BRUSH CORP		18,417.80		



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UNITED SITE SERVICES OF CA, INC.				
12/20/2010	881772	174.88		
			PORTABLE TOILET SVC-CITY YARD	97.55
			PORTABLE TOILET SERVICE-GOLF	77.33
12/23/2010	881808	107.39		
			FENCE RENTAL-ANIMAL SHELTER	107.39
	Vendor Total	282.27		
FYTD for UNITED SITE SERVICES OF CA, INC.		2,146.66		
UNITED STATES TREASURY				
12/6/2010	205423	50.00		
			PAYROLL DEDUCTION AGREEMENT	50.00
12/20/2010	205626	50.00		
			PAYROLL DEDUCTION AGREEMENT	50.00
	Vendor Total	100.00		
FYTD for UNITED STATES TREASURY		650.00		
UNITED WAY OF INLAND VALLEYS				
12/6/2010	205424	627.18		
			UNITED WAY CONTRIBUTIONS	627.18
12/20/2010	205627	627.18		
			UNITED WAY CONTRIBUTIONS	627.18
	Vendor Total	1,254.36		
FYTD for UNITED WAY OF INLAND VALLEYS		8,233.34		
URBAN CROSSROADS, INC.				
12/20/2010	205628	2,490.00		
			ON-CALL TRAFFIC ENGINEERING	2,350.00
			ON-CALL TRAFFIC ENGINEERING	140.00
	Vendor Total	2,490.00		
FYTD for URBAN CROSSROADS, INC.		11,897.50		
US IMPRINTS				
12/23/2010	205734	1,890.00		
			ACCRUE SALES TAXES	-165.38
			IMPRINTED TIRE GAUGES	1,840.00
			IMPRINTED TIRE GAUGES	50.00
			ACCRUE SALES TAXES	165.38
	Vendor Total	1,890.00		
FYTD for US IMPRINTS		1,890.00		



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USA MOBILITY/ARCH WIRELESS				
12/23/2010	881809	101.84		
			PAGER EQUIPMENT CHRGS-PD	65.25
			PAGER SVC-PARK RANGERS	2.01
			PAGER SVC-TRANSP. DIV.	4.66
			PAGER SVC-ANIMAL SVCS	29.92
Vendor Total		101.84		
FYTD for USA MOBILITY/ARCH WIRELESS		471.33		
VACATE PEST ELIMINATION COMPANY				
12/20/2010	881773	1,205.00		
			PEST CNTRL-UTY.FIELD OFFICE	45.00
			PEST CNTRL-FIRE ST.# 2	45.00
			PEST CNTRL-FIRE ST.# 6	45.00
			PEST CNTRL-FIRE ST.# 48	45.00
			PEST CNTRL-FIRE ST.# 58	45.00
			PEST CNTRL-FIRE ST.# 65	45.00
			PEST CNTRL-FIRE ST.# 91	45.00
			PEST CNTRL-LIBRARY	55.00
			PEST CNTRL-SENIOR CENTER	55.00
			PEST CNTRL-TOWNGATE C/C	45.00
			PEST CNTRL-PUB.SAFETY BLDG.	75.00
			PEST CNTRL-CITY HALL	75.00
			PEST CNTRL-CITY YARD	115.00
			PEST CNTRL-SIGNS & SIGNALS	45.00
			PEST CNTRL-PRO SHOP	22.50
			PEST CNTRL-MVTV-3	22.50
			PEST CNTRL-CONF. & REC.	75.00
			PEST CNTRL-ANIMAL SHELTER	115.00
			PEST CNTRL-ANNEX # 1	55.00
			PEST CNTRL-MARCH HOBBY	45.00
			PEST CNTRL-MARCH ASES	45.00
			PEST CNTRL-MARCH C/C	45.00
Vendor Total		1,205.00		
FYTD for VACATE PEST ELIMINATION COMPANY		9,520.00		
VALENTI, PAMELA				
12/20/2010	205629	10.00		
			REFUND-LIC 1 SPAY NEUTER	10.00
Vendor Total		10.00		
FYTD for VALENTI, PAMELA		10.00		
VALI COOPER & ASSOCIATES, INC.				
12/20/2010	881774	10,300.00		
			PROF CONSULTANT SVCS-CAP PROJS	10,080.00
			PROF CONSULTANT SVCS-CAP PROJS	220.00
Vendor Total		10,300.00		
FYTD for VALI COOPER & ASSOCIATES, INC.		67,005.00		



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VALLEY CITIES/ GONZALES FENCE INC				
12/23/2010	205735	3,000.00	HANDRAILING-GOLF CENTER	3,000.00
Vendor Total		3,000.00		
FYTD for VALLEY CITIES/ GONZALES FENCE INC		9,260.00		
VAN HEMERT, CARRIE				
12/6/2010	205425	40.00	REFUND-RABIES DEPOSIT	20.00
			REFUND-RABIES DEPOSIT	20.00
Vendor Total		40.00		
FYTD for VAN HEMERT, CARRIE		40.00		
VAS ASSOCIATES, INC.				
12/13/2010	881728	19,320.00	PROF CONSULTANT SVCS-CAP PROJS	19,320.00
Vendor Total		19,320.00		
FYTD for VAS ASSOCIATES, INC.		113,040.00		
VERIZON				
12/20/2010	205630	1,683.14	BACKBONE CHARGES	1,683.14
Vendor Total		1,683.14		
FYTD for VERIZON		10,178.47		
VERIZON CALIFORNIA				
12/20/2010	205631	618.41	PHONE CHARGES	618.41
Vendor Total		618.41		
FYTD for VERIZON CALIFORNIA		4,434.93		
VERTEX, INC.				
12/6/2010	205426	5,622.38	PAYROLL TAX Q SERIES	5,622.38
Vendor Total		5,622.38		
FYTD for VERTEX, INC.		5,622.38		
VETERINARY AFTERCARE SERVICES				
12/23/2010	205736	75.00	RETURNED CREMAINS	75.00
Vendor Total		75.00		
FYTD for VETERINARY AFTERCARE SERVICES		75.00		



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VICTOR MEDICAL CO				
12/23/2010	205737	734.06	ANIMAL MEDICAL SUPPLIES	734.06
Vendor Total		734.06		
FYTD for VICTOR MEDICAL CO		7,516.81		
VIGIL, ERNEST				
12/6/2010	881694	318.73	RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for VIGIL, ERNEST		1,912.38		
VILLARROEL, MARINA				
12/20/2010	205632	91.00	REFUND-CLASS CANCELLED	91.00
Vendor Total		91.00		
FYTD for VILLARROEL, MARINA		91.00		
VISION SERVICE PLAN				
12/6/2010	881695	4,298.49	EMPLOYEE VISION INSURANCE	4,298.49
Vendor Total		4,298.49		
FYTD for VISION SERVICE PLAN		25,976.93		
VISTA PAINT CORPORATION				
12/20/2010	205633	173.15	PAINT & SUPPLIES	173.15
12/23/2010	205738	62.02	PAINT & SUPPLIES	62.02
Vendor Total		235.17		
FYTD for VISTA PAINT CORPORATION		5,042.39		
VOYAGER FLEET SYSTEM, INC.				
12/20/2010	881775	1,709.58	FUEL PURCHASE	1,686.16
			FUEL PURCHASE	23.42
Vendor Total		1,709.58		
FYTD for VOYAGER FLEET SYSTEM, INC.		13,568.25		



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VULCAN MATERIALS CO, INC.				
12/20/2010	205634	1,120.48		
			ASPHALTIC MATERIALS	104.54
			ASPHALTIC MATERIALS	105.23
			ASPHALTIC MATERIALS	140.16
			ASPHALTIC MATERIALS	103.85
			ASPHALTIC MATERIALS	103.85
			ASPHALTIC MATERIALS	105.23
			ASPHALTIC MATERIALS	103.85
			ASPHALTIC MATERIALS	105.91
			ASPHALTIC MATERIALS	72.34
			ASPHALTIC MATERIALS	70.29
			ASPHALTIC MATERIALS	105.23
	Vendor Total	1,120.48		
FYTD for VULCAN MATERIALS CO, INC.		15,017.38		
WAGGONER JR., GLENN C.				
12/6/2010	881696	318.73		
			RETIREE MED DEC '10	318.73
	Vendor Total	318.73		
FYTD for WAGGONER JR., GLENN C.		1,912.38		
WAGNER, GARY D.				
12/6/2010	881697	315.59		
			RETIREE MED DEC '10	315.59
	Vendor Total	315.59		
FYTD for WAGNER, GARY D.		1,893.54		
WAGY, CARYLON				
12/6/2010	205427	318.73		
			RETIREE MED NOV'10	318.73
	Vendor Total	318.73		
FYTD for WAGY, CARYLON		1,912.38		
WALKER, CHARLES E.				
12/20/2010	205635	404.50		
			REFUND-CITATION DISMISSED	404.50
	Vendor Total	404.50		
FYTD for WALKER, CHARLES E.		404.50		
WALKER, DONNA JEAN				
12/20/2010	881776	76.00		
			INSTRUCTION SVCS-2 DAYS	76.00
	Vendor Total	76.00		
FYTD for WALKER, DONNA JEAN		266.00		



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WALLACE LABORATORIES				
12/6/2010	205428	75.00	SOIL ANALYSIS SVCS	75.00
Vendor Total		75.00		
FYTD for WALLACE LABORATORIES		75.00		
WALLACE, JOHN				
12/20/2010	205636	91.00	REFUND-CLASS CANCELLED	91.00
Vendor Total		91.00		
FYTD for WALLACE, JOHN		91.00		
WASSON, KIRK				
12/20/2010	881777	228.00	INSTRUCTION SVCS-6 DAYS	228.00
Vendor Total		228.00		
FYTD for WASSON, KIRK		494.00		
WASTE MANAGEMENT OF THE INLAND EMPIRE				
12/6/2010	205429	1,244.51	ROLL-OFF STORAGE BIN RENTALS	1,244.51
12/23/2010	205739	1,244.51	ROLL-OFF STORAGE BIN RENTALS	1,244.51
Vendor Total		2,489.02		
FYTD for WASTE MANAGEMENT OF THE INLAND EMPIRE		7,467.06		
WEISENBACH RECYCLED PRODUCTS, INC				
12/20/2010	881778	1,445.80	1200 SNAP/POUR SPOUTS	1,320.00
			SET-UP	50.00
			SHIPPING	75.80
			ACCRUE SALES TAXES	122.13
			ACCRUE SALES TAXES	-122.13
Vendor Total		1,445.80		
FYTD for WEISENBACH RECYCLED PRODUCTS, INC		1,445.80		
WELLS FARGO CORPORATE TRUST				
12/1/2010	1012011	1,079.60	INT ON 97 CH COP VAR RATE BOND	1,079.60
Vendor Total		1,079.60		
FYTD for WELLS FARGO CORPORATE TRUST		4,753,950.72		



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WEST PUBLISHING CORPORATION				
12/6/2010	205430	535.00		
			SUBSCRIPTION CHARGES	575.00
			SUBSCRIPTION ADJUSTMENT	-40.00
12/23/2010	205740	535.00		
			SUBSCRIPTION CHARGES	535.00
Vendor Total		1,070.00		
FYTD for WEST PUBLISHING CORPORATION		3,175.00		
WESTERN MUNICIPAL WATER DISTRICT				
12/23/2010	205741	1,157.09		
			WATER CHARGES	633.75
			WATER CHARGES	463.06
			WATER CHARGES	60.28
Vendor Total		1,157.09		
FYTD for WESTERN MUNICIPAL WATER DISTRICT		15,431.71		
WESTERN REALCO, LLC				
12/20/2010	205637	4,191.06		
			REFUND-UNEARNED TRAFFIC STUDY	4,191.06
Vendor Total		4,191.06		
FYTD for WESTERN REALCO, LLC		5,996.77		
WIELIN, RONALD A.				
12/6/2010	881698	318.73		
			RETIREE MED DEC '10	318.73
Vendor Total		318.73		
FYTD for WIELIN, RONALD A.		1,912.38		
WILLDAN AND ASSOCIATES				
12/13/2010	205507	2,160.00		
			PROF CONSULTANT SVCS	2,160.00
12/23/2010	205742	5,704.31		
			BLDG. & SAFETY PLAN CHECKS	5,704.31
Vendor Total		7,864.31		
FYTD for WILLDAN AND ASSOCIATES		73,727.32		
WILLDAN FINANCIAL SERVICES				
12/20/2010	205638	1,000.00		
			2009-2010 DISCLOSURE SERVICES	250.00
			2009-2010 DISCLOSURE SERVICES	250.00
			2009-2010 DISCLOSURE SERVICES	250.00
			2009-2010 DISCLOSURE SERVICES	250.00
Vendor Total		1,000.00		
FYTD for WILLDAN FINANCIAL SERVICES		11,996.54		



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WILLIAMS, JANE L.				
12/6/2010	881699	128.78	RETIREE MED NOV'10	128.78
Vendor Total		128.78		
FYTD for WILLIAMS, JANE L.		967.21		
WILLIS, ROBERT H				
12/20/2010	205639	54.00	SPORTS OFFICIATING SVCS	54.00
Vendor Total		54.00		
FYTD for WILLIS, ROBERT H		108.00		
WINZLER & KELLY CONSULTING ENGINEERS				
12/23/2010	881810	3,420.00	TEMP STAFFING SVCS-UTILITIES	3,420.00
Vendor Total		3,420.00		
FYTD for WINZLER & KELLY CONSULTING ENGINEERS		40,847.50		
WIRZ & COMPANY				
12/20/2010	205640	591.60	TOW SERVICE LABELS	591.60
Vendor Total		591.60		
FYTD for WIRZ & COMPANY		2,081.43		
WRCRCA				
12/13/2010	205508	4,268.00	INFRASTRUCTURE PROJ CONTRIBUTI	4,268.00
Vendor Total		4,268.00		
FYTD for WRCRCA		1,238,054.38		



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For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
WURM'S JANITORIAL SERVICES, INC.				
12/20/2010	881779	23,422.61		
			JANITORIAL SVCS-CITY HALL	4,588.23
			JANITORIAL SVCS-CITY YARD	346.90
			JANITORIAL SVCS-TRANS.TRAILER	98.40
			JANITORIAL SVCS-EMER.OPS	688.36
			JANITORIAL SVCS-EMPL.RES.	532.81
			JANITORIAL SVCS-SPEC.DIST.	735.73
			JANITORIAL SVCS-FACILITIES	124.29
			JANITORIAL SVCS-LIBRARY	1,771.79
			JANITORIAL SVCS-MARCH C/C	955.70
			JANITORIAL SVCS-PRO SHOP	644.70
			JANITORIAL SVCS-MVTV-3	58.05
			JANITORIAL SVCS-PUB.SAFETY	5,564.25
			JANITORIAL SVCS-SENIOR CENTER	1,916.18
			JANITORIAL SVCS-TOWNGATE C/C	691.38
			JANITORIAL SVCS-TECH SVCS.	453.43
			JANITORIAL SVCS-CONF & REC.	3,447.93
			JANITORIAL SVCS-S/MEAD ELEM.	184.10
			JANITORIAL SVCS-RAINBOW RIDGE	310.19
			JANITORIAL SVCS-RED MAPLE	310.19
12/23/2010	881811	1,583.79		
			JANITORIAL SVCS-STARS BLDG.	298.87
			JANITORIAL SVCS-S/MEAD MIDDLE	152.10
			JANITORIAL SVCS-GANG TASK FORC	112.82
			SPCL JANTRL SVCS-CONF & REC	780.00
			SPCL JANTRL SVCS-TOWNGATE C/C	240.00
Vendor Total		25,006.40		
FYTD for WURM'S JANITORIAL SERVICES, INC.		159,979.13		
XEROX				
12/6/2010	205431	118.54		
			COPIER DOCUCOLOR CARTRIDGES	118.54
12/20/2010	205641	3,033.69		
			COPIER RNTL/MAINT-PARKS	359.34
			COPIER RNTL/MAINT-PARKS	779.48
			COPIER RNTL/MAINT-PARKS	565.83
			COPIER RNTL/MAINT-GRAPHICS	931.25
			COPIER RNTL/MAINT-GRAPHICS	397.79
12/23/2010	205743	212.33		
			COPIER RNTL/MAINT-POLICE	70.20
			COPIER RNTL/MAINT-POLICE	77.54
			COPIER RNTL/MAINT-POLICE	64.59
Vendor Total		3,364.56		
FYTD for XEROX		37,542.03		



City of Moreno Valley

Check Register

For Period 12/1/2010 through 12/31/2010

Check Date	Check Number	Check Amount	Description/Purpose of Payment	Payment Amount(s)
YANEZ, REGINA				
12/6/2010	205432	36.00	REFUND-CANCELLED CLASS	36.00
Vendor Total		36.00		
FYTD for YANEZ, REGINA		36.00		
ZEROUALI, NAIMA				
12/20/2010	205642	76.65	REFUND-CLASS CANCELLED	76.65
Vendor Total		76.65		
FYTD for ZEROUALI, NAIMA		76.65		
ZUMAR INDUSTRIES, INC.				
12/20/2010	881780	874.84	TRAFFIC SIGNS	874.84
Vendor Total		874.84		
FYTD for ZUMAR INDUSTRIES, INC.		7,807.45		
Subtotal		1,170,784.55		
GRAND TOTAL		8,598,598.73		



APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>But</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Barry Foster, Community & Economic Development Director

AGENDA DATE: February 22, 2011

TITLE: ACCEPTANCE OF SOUTHERN CALIFORNIA EDISON LOCAL GOVERNMENT STRATEGIC PLAN GRANT

RECOMMENDED ACTION

Staff recommends that the City Council approve Resolution No. 2011-17 to accept the Southern California Edison Local Government Strategic Plan Grant and authorize the Financial and Administrative Services Director to create the necessary budgetary appropriations for the Grant.

ADVISORY BOARD/COMMISSION RECOMMENDATION

Not applicable.

BACKGROUND

On March 18, 2010, staff submitted an application to the Southern California Edison (SCE) Local Government Strategic Plan Grant program to provide funding to assist in the preparation and implementation of the City Council requested Energy Efficiency and Climate Action Plan. On July 22, 2010, SCE informed staff that the grant had been approved. Since that time, staff has been working with SCE staff to answer questions posed by State Public Utilities Commission staff and to prepare a Statement of Work (SOW) and Contract for the Grant. On January 14, 2011, SCE forwarded the final Contract and SOW to City staff.

DISCUSSION

The Grant provides \$375,477 in funds to complete seven different tasks related to energy efficiency. The funding will fund existing staff resources to complete the

required tasks. All grant activities must be completed by October 15, 2012. At that time, these staff resources would be available to work on the increased level of applications anticipated as the community recovers from the Great Recession.

The specific tasks are as follows:

Task One – Prepare Options for City Council and Supporting Council Objectives

This task requires the development of a menu of potential energy efficiency codes for City Council review. Based on City Council input, specific code amendments would be drafted and presented for adoption. This task would support the implementation of the Energy Efficiency and Climate Action Strategy currently under development by City staff.

Task Two – Staff Training and Continuing Education

This task requires the development and implementation of a training program in energy efficiency codes and enforcement for building inspection staff in the City and adjacent communities.

Task Three – Develop an Energy Efficiency Analysis for a Greenhouse Gas Inventory for a Municipal Climate Action Strategy

This task provides resources for the development of a greenhouse gas analysis as part of the Energy Efficiency and Climate Action Strategy.

Task Four – Develop an Energy Efficiency Action Plan for a Municipal Climate Action Strategy

This task provides resources to support the development of the Energy Efficiency and Climate Action Strategy.

Task Five – Develop a Municipal Energy Plan

This task provides resources to enhance the development of the Energy Efficiency and Climate Action Strategy by including an energy plan focused on potential efforts by the City to increase energy efficiency in its municipal facilities.

Task Six – Develop a Municipal Revolving Fund for Energy Efficiency Projects

This task requires the development of policies and procedures for a revolving fund for future City municipal energy efficiency projects. Potential funding sources include energy rebates and a portion of the future energy cost savings from currently funded energy efficiency projects.

Task Seven – Share Lessons Learned with Other Communities in the SCE Service Territory

This task requires the preparation of a report on best practices adopted by the City and the presentation of 2-3 regional workshops to disseminate the report findings.

ALTERNATIVES

1. Accept the Grant. This alternative is recommended by staff to provide resources for development and implementation of the Energy Efficiency and Climate Action Strategy.
2. Not accept the Grant. This alternative is not recommended since it would reduce resources for the Energy Efficiency and Climate Action Strategy.

FISCAL IMPACT

The Grant will provide \$375,477 to fund the development and implementation of the Energy Efficiency and Climate Action Strategy. There will be a positive impact on the General Fund since the Grant will pay for staff currently in the General Fund. The Grant funds will be deposited into a separate account and identified with a separate expenditure business unit for tracking and Grant audit purposes.

CITY COUNCIL GOALS

The Grant supports the City Council goals of 1) Advocacy, by sharing lessons learned with regional governments; 2) Revenue Diversification and Preservation, by providing non-General Fund resources for the development of the Energy Efficiency and Climate Action Strategy; 3) Public Facilities and Capital Projects, by reducing the life cycle energy costs of City facilities; 4) Positive Environment, by providing clear and practical energy efficiency policies for the development community; and 5) Community Image, Neighborhood Pride and Cleanliness, by enhancing the image of the City as a leader in region for energy efficiency policy.

NOTIFICATION

Listing on the City Council Agenda

ATTACHMENTS/EXHIBITS

1. Proposed Resolution
2. Proposed Grant Contract

Prepared By:
John C. Terrell AICP
Planning Official

Department Head Approval:
Barry Foster
Community & Economic Development Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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RESOLUTION NO. 2011-17

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY TO ACCEPT THE SOUTHERN CALIFORNIA EDISON LOCAL GOVERNMENT STRATEGIC PLAN GRANT AND AUTHORIZING THE FINANCIAL AND ADMINISTRATIVE SERVICES DIRECTOR TO CREATE THE NECESSARY BUDGETARY APPROPRIATIONS FOR THE GRANT

WHEREAS, the City Council has identified the enhanced energy efficiency in City facilities and the community at large as a priority; and

WHEREAS, has directed staff to prepare and implement an Energy Efficiency and Climate Action Strategy for the City to further this priority; and

WHEREAS, there are limited City General Fund resources to fund energy efficiency planning efforts; and

WHEREAS, approval of a Southern California Edison Local Government Strategic Plan Grant to support energy efficiency planning efforts has occurred;

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred;

WHEREAS, all of the facts set forth in this Resolution are true and correct.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Moreno Valley:

1. Accepts the Southern California Edison Local Government Strategic Plan Grant to fund energy efficiency planning efforts, and
2. Authorizes the Mayor to execute the Contract on behalf of the City; and
3. Authorizes the Finance and Administrative Services Director to create the necessary budgetary appropriations for the Grant.

APPROVED AND ADOPTED this 22nd day of February, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT 1

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, _____, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. _____ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the ____ day of _____, _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

SOUTHERN CALIFORNIA EDISON
CALIFORNIA ENERGY EFFICIENCY STRATEGIC PLAN IMPLEMENTATION
CONTRACT

City of Moreno Valley Strategic Plan Support Activities

THIS CONTRACT FOR SERVICES (“Contract”) is by and between SOUTHERN CALIFORNIA EDISON (“SCE”) and City of Moreno Valley (“Implementer”), which Contract shall be effective as of _____, 2011 (“Effective Date”). SCE and Implementer may be referred to herein individually as a “Party” and collectively as the “Parties.

WHEREAS, on October 1, 2009 in Decision 09-09-47, the California Public Utilities Commission (“Commission”) authorized certain energy efficiency programs, including the Energy Leader Partnership Program for the 2010-12 program cycle

WHEREAS, in Decision 09-09-047, the Commission further authorized SCE to conduct a solicitation for certain energy efficiency strategic planning activities in connection with, and to support, its approved Energy Leader Partnership Programs and local governments generally;

WHEREAS, SCE has selected the Implementer to implement the City of Moreno Valley Strategic Plan Support Activities (referred to hereinafter as the “Program”), promoting long-term energy efficiency and climate action activities;

WHEREAS, the Implementer shall implement the Program for the benefit of certain participating governmental jurisdictions and their constituents;

WHEREAS, the Parties desire to enter into an agreement that supersedes any and all previous agreements, and sets forth the terms and conditions under which the Program shall be implemented with respect to the Parties; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1.0 DEFINITIONS:

All terms used in the singular will be deemed to include the plural, and vice versa. The words “herein,” “hereto,” and “hereunder” and words of similar import refer to this Contract as a whole, including all exhibits or other attachments to this Contract, as the same may from time to time be amended or supplemented, and not to any particular subdivision contained in this Contract, except as the context clearly requires otherwise. “Includes” or “including” when used herein is not intended to be exclusive, or to limit the generality of the preceding words, and means “including without limitation.” The word “or” is not exclusive.

ATTACHMENT 2

- 1.1. Business Day: The period from one midnight to the following midnight, excluding Saturdays, Sundays, and holidays.
- 1.2. Calendar Day: The period from one midnight to the following midnight, including Saturdays, Sundays, and holidays. Unless otherwise specified, all days in this Contract are Calendar Days.
- 1.3. Contract: This document issued by SCE to Implementer, as may be amended in writing as provided herein, which authorizes the Work, states the terms and conditions, and incorporates by reference the Statement of Work and any other referenced documents, if applicable, all of which form the agreement (Contract) between the Parties, with the following priority in the event of conflicting provisions: Amendments, from the most recent to the earliest; the Statement of Work; this Contract; and any other referenced documents.
- 1.4. Energy Efficiency Measure (or Measure): As used in the Commission's Energy Efficiency Policy Manual, Version 4, August 2008.
- 1.5. EM&V: Evaluation, Measurement and Verification of the Program pursuant to Commission requirements.
- 1.6. Implementer Budget: The approved maximum budget for funding the performance by Implementer of the Program, as set forth in the Statement of Work attached hereto as Exhibit A.
- 1.7. Incentive: As used in the Commission's Energy Efficiency Policy Manual, Version 4, August 2008.
- 1.8. Jobsite: An SCE facility or designated third party property at or for which the Work is performed.
- 1.9. Participating Municipality: Those jurisdictions or member cities that: (i) are located in SCE's service territory; and (ii) have been selected by SCE and Implementer to participate in the City of Moreno Valley Strategic Plan Support Activities as set forth in the Statement of Work.
- 1.10. Program: The City of Moreno Valley Strategic Plan Support Activities program.
- 1.11. Public Goods Charge (PGC): The funds which make up the Implementer Budget and which are collected from electric utility ratepayers pursuant to Section 381 of the California Public Utilities Code for public purposes programs, including energy efficiency programs approved by the Commission.
- 1.12. Statement of Work (SOW): A statement of the tasks to be performed by the Implementer, commercial terms including the Implementer Budget, reporting requirements and other necessary information, as set forth in Exhibit A and

incorporated herein as part of this Contract, as such SOW may be modified from time to time as provided herein.

1.13. Subcontractor: An entity contracting directly or indirectly with a Party, or any Subcontractor thereof, to furnish services or materials as part of or directly related to such Party's Work obligations.

1.14. Work: The work authorized by SCE for the Program as set forth in this Contract and as more fully described in the SOW attached hereto as Exhibit A.

2. PURPOSE

The Program is funded by California utility ratepayers and is administered by SCE under the auspices of the Commission. The purpose of this Contract is to authorize the expenditure of PGC funds to Implementer for services performed pursuant to the terms of this Contract and to set forth the terms and conditions under which the Program will be implemented. The work authorized pursuant to this Contract is not to be performed for profit.

The Program was designed in furtherance of California's Long-Term Energy Efficiency Strategic Plan adopted by the Commission in 2008 ("Strategic Plan"). The Strategic Plan was formulated and developed through a collaborative effort among key stakeholders, including local governments, SCE and other California investor-owned utilities, and the Commission's Energy Division, and provides a strategic menu list of options that local governments can address during the 2010-2012 program cycle. The goal of the strategic plan menu is to present activities centered on energy efficiency and to address the "Big, Bold" strategies found in the Strategic Plan. The strategies are designed to embed and institutionalize energy efficiency in policies, programs, and processes within local governments.

3. AUTHORIZED WORK

3.1. Scope. The Work authorized under this Contract is set forth in the Statement of Work (Exhibit A) and shall be performed pursuant to the terms of this Contract.

3.2. Goals and Objectives. The Program is designed to meet the specific goals, objectives and milestones within the schedule and budget set forth in the Statement of Work (Exhibit A).

4. OBLIGATIONS OF PARTIES

4.1. General Obligations of Implementer.

4.1.1. Implementer will appoint a Program representative ("Implementer Representative") who will be the primary contact between SCE and Implementer, and who will be authorized to act on behalf of Implementer in carrying out its obligations under this Contract. Such

appointment shall be communicated in writing to SCE's designated Contract Program Manager within ten (10) Business Days following execution of this Contract.

- 4.1.2. Implementer shall be responsible for achieving the goals and objectives and producing the deliverables as set forth in the Statement of Work.
- 4.1.3. Implementer shall perform its Work obligations within the Implementer Budget and in conformance with the schedule associated with such Work as set forth in the Statement of Work, and shall furnish the required labor, equipment and material with the degree of skill, care and professionalism that is required by current professional standards.
- 4.1.4. Implementer shall be primarily responsible for coordinating the preparation of all Program-related documents, including all required reporting of Implementer pursuant to Section 9, and any such other reporting as may be requested by SCE. Implementer shall obtain the approval of SCE prior to usage of any SCE Program documents or other energy efficiency program documents or materials offered by SCE.
- 4.1.5. Upon reasonable request, Implementer shall submit to SCE all contracts, agreements or other requested documents with Implementer's Subcontractors performing Work for the Program.

4.2. General Obligations of SCE.

- 4.2.1. SCE will appoint a Program representative ("SCE Representative" or "Contract Program Manager" ("CPM")) who will be the primary contact between SCE and Implementer, and who will be authorized to act on behalf of SCE in carrying out SCE's obligations under this Contract.
- 4.2.2. SCE shall administer the PGC funds authorized by the Commission for the Program in accordance with this Contract.

5. **MARKETING**

5.1. Marketing Materials. Implementer shall obtain the approval of SCE when developing Program marketing materials and prior to distribution, publication, circulation, or dissemination in any way to the public by Implementer or by a Participating Municipality. In addition, all advertising, marketing or otherwise printed or reproduced material (including website material) used to implement, refer to or is in anyway related to the Program must contain the respective name and logo of SCE and, at a minimum, the following language: *"This Program is funded by California utility ratepayers and administered by Southern California Edison under the auspices of the California Public Utilities Commission."*

5.2. Outreach. Implementer shall obtain the approval of SCE prior to implementation by Implementer or a Participating Municipality, of any public outreach activities or campaigns for the Program (exhibits, displays, public presentations, canvassing, etc.), and any marketing materials used in connection with such outreach activity shall comply with all requirements of Section 6 of this Contract.

5.3. Use of SCE Name. Implementer must receive prior review and written approval from SCE for the use of SCE's name or logo on any marketing or other Program materials. Implementer shall allow five (5) Business Days for SCE review and approval. If Implementer has not received a response from SCE within the five (5) Business Day period, then it shall be deemed that SCE has disapproved such use.

5.4. Use of Commission's Name. No Party may use the name of the Commission on marketing materials for the Program without prior written approval from the Commission staff. In order to obtain this written approval, SCE must send a copy of the planned materials to the Commission requesting approval to use the Commission's name and/or logo. Notwithstanding the foregoing, the Parties shall disclose their source of funding for the Program by stating prominently on marketing materials that the Program is "funded by California ratepayers under the auspices of the California Public Utilities Commission."

6. CONTROL OF WORK

6.1 Compliance with Work Schedule: Implementer shall perform the Work in compliance with the Work schedule set forth in the Statement of Work. If performance of the Work (including any task, or achievement of any goals or objectives outlined in the Statement of Work) is delayed beyond the schedule for any reason, or if Implementer is aware that such Work will be delayed for any reason, Implementer shall notify the SCE Representative within thirty (30) Business Days in writing. SCE may, in its sole discretion, accept the delay, reduce the Work and Implementer Budget accordingly, or terminate the Contract, within thirty (30) Business Days following receipt of such written notice of delay from Implementer. Failure of Implementer to notify SCE in writing of such delay in the Work schedule within thirty (30) Business Days shall constitute a breach of this Contract and SCE may exercise any of the remedies set forth in this Section or in Section 23.

6.2 Changes to Work:

6.2.1 Changes. SCE may at any time make changes to the Work including additions, reductions, and changes to any or all of the Work, as directed in writing by the SCE Representative. Such changes may be made with a Change Order. The Implementer Budget and Work schedule shall be equitably adjusted, if required, to account for such changes and shall be set forth in a Change Order.

6.2.2 SCE Authority To Shift Funds Or Modify: SCE, in its sole discretion, may reallocate funds among the programs in its energy efficiency portfolio, or modify in anyway the program, funding or Work. In the

event that SCE elects to change or modify the funding, program or Work, Implementer shall be notified in writing and if applicable by a Change Order to this Contract. Such Change Order will specify any changes to the Implementer's Scope of Work and may increase, decrease, or terminate overall program funding.

6.3 Stop Work Procedures: SCE may suspend Implementer's Work at any time upon notice to Implementer for convenience or for cause, including, without limitation, program funding, program implementation or management, safety concerns, fraud or complaints. Implementer shall stop performing the Work immediately upon receipt of such notice. Implementer shall resume the Work only upon receiving written notice from SCE that it may do so. .

6.4 Key Personnel: Implementer shall deliver to SCE a list of Implementer's key personnel prior to commencing the Work. Any change to Implementer's key personnel shall be pre-approved by SCE; provided, however, that an unplanned personnel change shall be reported to the SCE Representative immediately. The Implementer shall designate a person that shall coordinate all Work and communicate regularly for the Implementer with the SCE Representative. Implementer shall promptly replace any key personnel if requested by the SCE Representative, provided however, that this provision does not in any way require, endorse or approve (expressed or implied) the termination of employment by the Implementer of any employee replaced under the terms of this paragraph.

6.5 Subcontractors: Any Work subcontracted by Implementer shall be identified as such in the Contract and any Work subcontracted to an Implementer's affiliated entity shall be similarly specifically identified. For any subcontracted Work, the prior written approval of the SCE Representative shall be required for each Subcontractor, the activities to be performed, and the related charges. Implementer shall at all times be responsible for the Work, and for the acts and omissions of Subcontractors and persons directly or indirectly employed by them. Implementer shall be solely responsible and liable for ensuring that the terms and conditions of all subcontracts are in accordance with this Contract, including but not limited to all invoicing requirements. Any review or approval by SCE of a Subcontractor or a subcontract shall not relieve Implementer of its obligations hereunder.

6.6 Additional Instructions: If Implementer receives any verbal or written instructions for performance of Work from SCE personnel other than the SCE Representative, Implementer shall promptly reconfirm such instructions with the SCE Representative and request that a corresponding Change Order be issued as necessary.

6.7 Emergencies: In an emergency endangering life or property, Implementer shall: a) perform Work or such other services or work as is necessary to meet the emergency; and b) immediately notify SCE.

6.8 Drafts: Draft copies of required reports shall be submitted to the SCE Representative for review for contractual compliance, satisfaction of SCE needs and good professional practices, comments, and approval, prior to the due date of such reports.

6.9 Inspection: SCE authorized representatives shall have the right of access to and inspection of Implementer's facilities and/or locations at reasonable times during regular business hours regarding performance of the Work.

6.10 Uncontrollable Forces: Implementer shall not be liable for delay in the Work Schedule or inability to perform the Work due to any cause beyond its reasonable control, such as strike, flood, fire, lightning, epidemic, quarantine restriction, war, sabotage, act of a public enemy, earthquake, or critical material unavailability; provided that Implementer promptly notifies SCE in writing of the nature, cause, date of commencement, and expected impact of the event and has exercised due diligence in proceeding to meet the Work Schedule. SCE shall extend the Work Schedule for an equitable period due to such causes without any change in the Contract price.

7. FITNESS FOR DUTY/JOBSITE ACCESS REQUIREMENTS

7.1 Fitness for Duty:

7.1.1 Implementer and its Subcontractor personnel on a Jobsite:

- (i) Shall report for work in a manner fit to do their job;
- (ii) Shall not be under the influence of or in possession of any alcoholic beverages or of any controlled substance (except a controlled substance as prescribed by a physician for such person so long as the performance or safety of the Work is not affected thereby); and
- (iii) Shall not have been convicted of any serious criminal offense which, by its nature, may have a discernible adverse impact on the business or reputation of SCE.

7.1.2 Inspection: Searches by SCE authorized representatives may be made of lockers, storage areas, vehicles, persons or personal effects on SCE owned, or leased property at various times without prior announcement. Such facility inspections may be conducted using detection dog teams to search work areas and other common areas in order to detect evidence of unlawful drug use or the presence of pyrotechnics, explosives, firearms, weapons, or facsimiles thereof, alcoholic beverages and illegal drugs ("Prohibited Items"). Prohibited Items must not be brought onto, or kept on, SCE property.

7.1.3 Compliance: Implementer shall advise its employees of the requirement of this Section 7.1 ("Fitness for Duty Requirements") before they enter on the Jobsite and shall immediately remove from the Jobsite any employee determined to be in violation of these requirements. Implementer shall impose these requirements on its Subcontractors. SCE may cancel the Contract if Implementer violates these Fitness for Duty Requirements.

7.2. JOBSITE ACCESS REQUIREMENTS

7.2.1 Notification of Convictions: During application for Jobsite access, and/or during the Work, Implementer shall immediately notify SCE whenever Implementer becomes aware of evidence that any Implementer's or its Subcontractors' employee, who has, or will have, Jobsite access, has been convicted of a serious criminal offense.

7.2.2 Visitor Badge Requirement: All visitors to a particular Jobsite must comply with that Jobsite's visitor access requirements.

7.3. Sexual Harassment: SCE supports a diverse work force and prohibits unlawful employment discrimination and harassment of every kind, including sexual harassment, in accordance with state and federal laws. Whenever present on SCE property or facilities, Implementer shall require its employees, Subcontractors, agents to comply with all applicable federal and state statutes, acts, regulations, codes and standards prohibiting conduct that might reasonably be construed as violating state or federal equal opportunity laws, including conduct such as making sexually suggestive jokes or remarks, touching, assaulting, making gestures of a sexual or suggestive nature, and impeding or blocking any SCE employee's, subcontractor's or agent's movement.

8. DOUBLE DIPPING PROHIBITED

If, in performing its respective Work obligations, Implementer engages contractors or vendors who provide incentives or services to SCE customers, Implementer shall take all appropriate steps to minimize double-dipping. As applicable:

8.1. Prior to providing incentives or services to any eligible customer, Implementer shall require its Subcontractors to obtain a signed form from such eligible customer stating that:

8.1.1. Such eligible customer has not received incentives or services for the same measure from any other SCE program or from another utility, state, or local program; and

8.1.2. Such eligible customer agrees not to apply for or receive Incentives or services for the same measure from any other SCE program or from another utility, state, or local program.

Each Party shall keep its customer-signed forms for at least five (5) years after the expiration or termination of this Contract.

8.2. No Party shall knowingly provide an incentive to a Participating Municipality, or make payment to a Subcontractor, who is receiving compensation for the same product or service either through another ratepayer funded program, or through any other funding source.

9. REPORTING/EM&V

9.1. Reporting. The Parties shall implement all reporting requirements set forth in the Statement of Work, including Appendix A and B of the Statement of Work. The reporting requirements set forth in such Appendix B will be amended when issued by the Commission for the 2010-2012 Program cycle, and may be amended from time to time thereafter at the discretion of the Commission. Upon issuance by the Commission of revised reporting requirements for 2010-12 related to the Program, such Commission-approved reporting requirements shall replace the reporting requirements set forth in Appendix B of the Statement of Work in their entirety upon written notice to the Implementer, which notice shall include a copy of the revised Appendix B.

9.2. EM&V. The evaluators will be asked to prepare a Program logic model based upon the written proposal and on interviews with the Implementer. Research issues will be defined in collaboration with SCE program managers and may include questions such as: How well were program activities documented? How effectively was the proposed plan implemented? What could be done to improve the plan's effectiveness? Who are the decision-makers, and what information did they use to make their decisions?

10. PAYMENTS/COMMERCIAL TERMS

10.1. Implementer Budget. The Implementer Budget is set forth in the Statement of Work. Implementer shall not be entitled to compensation in excess of the Implementer Budget without a Change Order issued and signed by SCE.

10.2. Time and Material Basis. All Work will be performed on a time and material basis and subject to the following general provisions:

10.2.1. General Provisions.

- a. All charges shall be directly identifiable to, and required for the Work.
- b. Any charges for overtime shall require the prior written approval of the SCE Representative. Overtime rates shall be authorized and charged only for non-exempt personnel.
- c. Implementer shall complete the Work within the amount authorized by the Contract and in accordance with the Work Schedule. Implementer shall notify SCE's procurement agent responsible for the Contract and the SCE Representative at such time that it becomes reasonably apparent that the forecasted cumulative charges will exceed any amounts authorized by the Contract (whether by task, total amount of Contract, or both). Implementer shall not proceed with or be reimbursed for any Work performed, either beyond the

effective period of the Contract, or exceeding the authorized amounts of the Contract, without a Change Order.

10.2.2 Labor Related Costs Under Time and Material Basis. Implementer shall invoice SCE at the fixed hourly rates for the applicable labor categories stated in the Contract for time spent directly engaged in performance of the Work by Implementer's employees. Such fixed hourly rates shall be inclusive of all of Implementer's overhead costs (including all taxes and insurance), administrative and general fees, and profit.

10.2.3 Invoices. Implementer shall submit monthly invoices for the costs incurred in the prior month and shall include a cost breakdown for each task identified in the Statement of Work. Each invoice shall include:

10.2.3.1 Status

- a. SCE's Contract number.
- b. Task Description.
- c. Cost incurred to date.
- d. Current monthly amount invoiced.
- e. Cumulative amount invoiced to date.
- f. Current monthly and cumulative amounts authorized, and justification for all variances between amounts authorized and incurred or invoiced.
- g. Statement of deliverables for the period.

10.2.3.2 Labor

- a. Dates worked.
- b. Personnel name, work hours and classification.
- c. Personnel Fixed rate.
- d. Description of Work performed by task.
- e. Completion of Appendix "C" of the Statement of Work.

10.2.3.3 Reimbursable expenses (pre-approved by SCE)

- a. Material costs.
- b. Subcontract costs.
- c. Out-of-Pocket expenses.
- d. Travel costs.

- 10.2.4 Expenses. All reimbursable expenses shall be authorized by SCE in writing prior to the expenditure. Any expenses not so approved by SCE shall not be reimbursed. All expenses shall be charged at cost, without mark-up, and shall be necessary, reasonable and ordinary.
- 10.2.4.1 Material Costs. Material costs shall be substantiated with an invoice stating the unit price, quantity, and other information as required to identify the Work.
- 10.2.4.2 Subcontract Costs. Subcontracted Work shall be charged at the rates actually paid by Implementer, not to exceed the rates set forth in the Contract for Work by the Implementer. Implementer shall provide Subcontractor invoices for any Implementer invoice that includes Subcontractor costs.
- 10.2.4.3 Out-of-Pocket expenses. Miscellaneous costs such as telephone communications, routine copying, electronic mail, facsimiles, computer time and in-house technical software are deemed to be included in Implementer's overhead costs will not be reimbursed.
- 10.2.4.4 Travel Costs. Approved air travel costs shall in no case exceed economy or coach fare, whichever is reasonably available. Automobile travel from Implementer's office to the Jobsite and to SCE's general offices shall be paid at the fixed mileage rate stated in the Contract, or if not stated, at SCE's rate for SCE employees.
- 10.2.5 Final Invoice. The final invoice shall be marked "FINAL" and must be received by SCE within sixty (60) calendar days after completion of the Work. SCE shall not be liable for payment of any late invoices that are received by SCE beyond the 60 days.
- 10.2.6 Invoice Deficiencies. In the event SCE determines that Implementer's (or any of its subcontractors) invoices do not meet the invoicing requirements of the Contract, SCE will notify Implementer of the deficiencies and Implementer shall correct such deficiencies promptly.
- 10.2.7 Payment by SCE. SCE shall pay each correct invoice, submitted in accordance with the terms of the Contract, within thirty (30) days of SCE's receipt of the correct invoice in SCE's Accounts Payable Division.
- 10.2.8 Records. Implementer shall maintain, for a period of five (5) years after final payment, complete accounting records (and supporting documentation) of all invoiced costs. SCE reserves the right to audit and copy any applicable documents related to the Work hours, all costs and expenses invoiced, and task completion records. Each invoice shall list the number of the Contract covered by such invoice.

11. COMPLIANCE WITH LAW; PERMITS, STATUTES AND CODES

11.1. The Implementer shall comply with, and shall ensure that the Work shall comply with the applicable requirements of all statutes, acts, ordinances, regulations, codes, and standards of federal, state, local and foreign governments, and all agencies thereof.

11.2. Implementer shall conform to the applicable employment practices requirements of (Presidential) Executive Order 11246 of September 24, 1965, as amended, and applicable regulations promulgated thereunder.

11.3 **Implementer Policy for Web Accessibility.**

If an Implementer currently hosts and manages a web site, on behalf of SCE, that contains public, customer-facing pages, content and/or transactions that is not already web accessible and compliant with Web Content Accessibility Guidelines version 2.0, Level AA (WCAG 2.0, Level AA), the Implementer must make updates to the web site pages, content and/or transactions to meet web accessibility compliance, unless Implementer is not required by law to comply.

As such, Implementers who plan to or currently host and maintain web sites that include web pages, content and/or transactions for SCE shall agree to the following terms regarding current and/or planned web sites unless Implementer is not required to do so by law:

- 11.3.1 All public facing web pages, transactions and content, including multi-media and interactive content and forms targeted for SCE customers, shall be made web accessible and meet the standards defined in WCAG 2.0, Level AA. Multi-media and interactive content within the scope of these terms include, and are not limited to, image files, video files, audio files, Flash movies and applications, Flex applications, Silverlight applications, functionality developed with AJAX and/or any other interactive technology not otherwise specified but utilized to serve up information and/or transactions on the web.
- 11.3.2 Attachments that are posted on a web page for download must also be made web accessible. Attachments include, and are not limited to, Adobe Acrobat PDF files, Microsoft Office files, or any other type of file intended for a customer to download and review offline. An exception may be allowed only if the content contained within the download is already offered on the web site in a web accessible format, and the downloadable attachment is duplicative to the content or transaction displayed on web pages. Such exceptions must be documented and requested by the Implementer, agreed upon by both Implementer and SCE, and granted by SCE prior to declaring any attachment exempt from web accessibility compliance.

11.3.3 Implementers must include compliance with WCAG 2.0, Level AA guidelines as part of the base system requirements for any work completed for SCE. Implementers are responsible for testing proposed web pages, content and/or transactions, and confirming compliance with WCAG 2.0 Level AA guidelines. Proof of testing may be documented in the form of test plans, test scripts, test results, and/or web accessibility audits (performed by the Implementer itself or an external party). SCE may, at any time, request for such documentation to confirm that testing was completed and that the published web page, content and/or transaction satisfies web accessibility compliance with WCAG 2.0, Level AA.

11.3.4 Upon deployment (i.e. publication for external consumption) of web accessible pages, content and/or transactions, Implementer must, to the best of its abilities, maintain compliance with WCAG 2.0, Level AA for as long as the web pages, content and/or transactions are made publicly available on the third-party hosted web site:

11.3.4.1 If Implementer must edit, enhance, modify, or update web pages, content and/or transactions, Implementer agrees to (re-)test for web accessibility compliance, and document test results to prove that said content continues to maintain web accessibility compliance. SCE may, at any time, request for such documentation to confirm that testing was completed and that the published web page, content and/or transaction satisfies web accessibility compliance with WCAG 2.0, Level AA.

11.3.4.2 On a periodic basis, SCE may perform audits on the third-party hosted site to assess web accessibility compliance. Audits may be completed by manual evaluation or through the use of an automated testing tool. If SCE identifies any content that was previously communicated as being compliant but is subsequently found to be in violation, 1) SCE will identify, in writing, the specific web page, content or transaction form where the violation is found, the specific WCAG 2.0, Level AA guideline that has been violated, and what the specific violation is determined to be; 2) Implementer agrees to correct the item(s) in violation on its own accord, with no cost impact to SCE, in a timeframe that both SCE and Implementer agree to, not to exceed 30 calendar days.

11.3.4.3 SCE requires an annual web accessibility audit of SCE's web properties by an independent auditor. Any part or all pages of a third-party hosted web site may be included in the annual audit. If the independent auditor identifies any web page, content or transaction that was previously communicated as being compliant but is subsequently found to

be in violation, 1) Auditor will identify, in writing, the specific web page content or transaction form where the violation is found, the specific WCAG 2.0, Level AA guideline that has been violated, and what the specific violation is determined to be; 2) SCE shall provide Implementer with audit report, 3) Implementer agrees to correct the item(s) in violation on its own accord, with no cost impact to SCE, in a timeframe that both SCE and Implementer agree to, not to exceed 30 calendar days.

- 11.3.5 If an existing third-party hosted web site utilizes a commercial off-the-shelf third-party software package to deliver any type of functionality that is customer-facing, the Implementer must work with the software manufacturer to determine whether the software produces web-accessible pages, content and/or transactions.
 - 11.3.5.1 If the software manufacturer is unable to provide a product that produces web pages, content and/or transactions that meet WCAG 2.0, Level AA guidelines, the Implementer shall request the software manufacturer to produce such limitations in writing (i.e. in the form of product specifications, formal response from software manufacturer's technical support) and subsequently provide such documentation to SCE.
 - 11.3.5.2 If the software manufacturer is unable to provide a product that produces web pages, content and/or transactions that meet WCAG 2.0, Level AA guidelines, the Implementer agrees to pursue, in good faith, an alternate product that can provide equivalent functionality and satisfy WCAG 2.0, Level AA web accessibility compliance requirements.
- 11.3.6 If an Implementer plans to utilize a commercial off-the-shelf third-party software package to deliver any type of functionality that is customer-facing for a future web site, the Implementer agrees to pursue, in good faith, a product that can meet the desired business functionality requirements and WCAG 2.0, Level AA web accessibility compliance requirements.
 - 11.3.6.1 If the Implementer is unable to locate a product that meets both business functionality requirements and web accessibility compliance requirements, the Implementer must communicate such limitations, in writing, and justify the software selection choice. Implementer shall also request the software manufacturer of desired product to produce such limitations in writing (i.e. in the form of product specifications, formal response from software manufacturer's technical support) and subsequently provide such documentation to SCE. SCE shall reserve final decision-making authority to approve the usage of

such software to deliver desired business functionality.]

12. INDEMNITY/CONSEQUENTIAL DAMAGES

12.1. Implementer Indemnity. Implementer shall indemnify, defend and hold harmless SCE, and its respective successors, assigns, affiliates, subsidiaries, current and future parent companies, officers, directors, agents, and employees, from and against any and all expenses, claims, losses, damages, liabilities or actions in respect thereof (including reasonable attorneys' fees) to the extent arising from (a) any act or omission of Implementer, its Subcontractors, or any of their respective employees, officers and agents, relating to this Contract, or (b) Implementer's breach of this Contract or of any representation or warranty of Implementer contained in this Contract.

12.2. SCE Indemnity. SCE shall indemnify, defend and hold harmless Implementer, and its respective successors, assigns, affiliates, subsidiaries, current and future parent companies, officers, directors, agents, and employees, from and against any and all expenses, claims, losses, damages, liabilities or actions in respect thereof (including reasonable attorneys' fees) to the extent arising from (a) any act or omission of SCE, its Subcontractors, or any of their respective employees, officers and agents, relating to this Contract, or (b) SCE's breach of this Contract or of any representation or warranty of Implementer contained in this Contract.

12.3. NO CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHATSOEVER WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR STRICT LIABILITY INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF OR UNDER-UTILIZATION OF LABOR OR FACILITIES, LOSS OF REVENUE OR ANTICIPATED PROFITS, COST OF REPLACEMENT POWER OR CLAIMS FROM CUSTOMERS, RESULTING FROM A PARTY'S PERFORMANCE OR NONPERFORMANCE OF THE OBLIGATIONS HEREUNDER, OR IN THE EVENT OF SUSPENSION OF THE WORK OR TERMINATION OF THIS CONTRACT.

13. DEVELOPMENTS/PROPRIETARY RIGHTS

13.1. Ownership. The Parties acknowledge and agree that SCE, on behalf of its customers, shall own all deliverables, data, reports, information, manuals, computer programs, works of authorship, designs or improvements of equipment, tools or processes (collectively "Developments") or other written, recorded, photographic or visual materials, intellectual property, inventions and trade secrets and all deliverables produced in the performance of this Contract, whether proprietary or non-proprietary; provided, however, that Developments do not include equipment or infrastructure purchased for research, development, education or demonstration related to energy efficiency. Although Implementer shall retain no ownership, interest, or title in the Developments except as may otherwise be provided in this

Contract, it will have a permanent, royalty free, non-exclusive license to use such Developments.

13.2. Risk of Loss. Implementer shall have risk of loss of or damage to the undelivered Developments until completion of the Work.

13.3. Infringement.

13.3.1. Implementer represents and warrants that the Work performed by Implementer and/or its Subcontractors shall be free of any claim of trade secret, trade mark, trade name, copyright, or patent infringement or other violations of any proprietary rights of any person.

13.3.2. Implementer shall defend, indemnify and hold harmless, SCE, its officers, agents, employees, successors and assigns from and against any and all liability, damages, losses, claims, demands, actions, causes of action, and costs including reasonable attorney's fees and expenses arising out of any claim, demand, or charge that use of the Work or Developments infringe upon any trade secret, trademark, trade name, copyright, patent, or other intellectual property rights.

14. INSURANCE

14.1. Implementer will maintain, and shall require its Subcontractors to maintain, the following insurance coverage or self insurance coverage, at all times during the term of this Contract, with companies having an A.M. Best rating of "A-, VII" or better, or equivalent:

14.1.1. Workers' Compensation: statutory minimum.

14.1.2. Employer's Liability coverage: \$1 million minimum.

14.1.3. Commercial General Liability: \$2 million minimum per occurrence/\$4 million minimum aggregate.

Such insurances shall acknowledge SCE, its officers, agents and employees as additional insureds, be primary for all purposes, contain standard cross-liability or severability of interest provisions, and waive all rights of subrogation against SCE its officers, agents, employees and other contractors or Subcontractors.

14.1.4. Commercial or Business Auto: \$1 million minimum.

Such insurance shall acknowledge SCE, its officers, agents and employees as additional insureds and be primary for all purposes.

14.1.5. Professional Liability (if applicable): \$1 million minimum.

14.2. Evidence of Insurance. Upon request at any time during the term of this Contract, Implementer shall provide evidence that its insurance policies and the insurance policies of any Subcontractor, as provided in this Section are in full force and effect, and provide the coverage and limits of insurance that Implementer has represented and warranted herein to maintain at all times during the term of this Contract.

14.3. Self-Insurance. If Implementer is self-insured, it shall upon request forward documentation to SCE that demonstrates to SCE's satisfaction that Implementer self-insures as a matter of normal business practice before commencing the Work. SCE will accept reasonable proof of self-insurance comparable to the above requirements.

14.4. Notice of Claims. Implementer shall immediately report to SCE, and promptly thereafter confirm in writing, the occurrence of any injury, loss or damage incurred by Implementer or its Subcontractors or their receipt of notice or knowledge of any claim by a third party of any occurrence that might give rise to such a claim.

14.5 Insurance Indemnification. If Implementer fails to comply with any of the provisions of this Section, "INSURANCE", or any insurance requirements in the Contract, Implementer shall, at its own cost, defend, indemnify, and hold harmless SCE, its affiliates and their officers, directors, agents, employees, assigns, and successors in interest, from and against any and all liability, damages, losses, claims, demands, actions, causes of action, costs, including attorney's fees and expenses, or any of them, arising out of or in connection with the performance or non-performance of the Work by Implementer or any Subcontractor, or their officers, directors, employees or agents to the extent that SCE would have been protected had Implementer complied with all of the provisions of this Section.

15. CUSTOMER CONFIDENTIALITY REQUIREMENTS

15.1. Non-Disclosure. Implementer, its employees, agents and Subcontractors shall not disclose any Confidential Customer Information (defined below) to any third party during the term of this Contract or after its completion, without Implementer having obtained the prior written consent of SCE, except as provided by law, lawful court order or subpoena and provided Implementer gives SCE advance written notice of such order or subpoena. Notwithstanding any other provisions in the Contract, Implementer's nondisclosure obligations with respect to SCE Confidential Customer Information shall survive any expiration or termination of the Contract in perpetuity.

15.2. Confidential Customer Information. "Confidential Customer Information" includes, but is not limited to, an SCE customer's name, address, telephone number, account number and all billing and usage information, as well as any SCE customer's information that is marked "confidential". If Implementer is uncertain whether any information should be considered Confidential Customer Information, Implementer shall contact SCE prior to disclosing the customer information.

15.3. Non-Disclosure Agreement. Prior to any approved disclosure of Confidential Customer Information, SCE may require Implementer to enter into a nondisclosure agreement.

15.4. Commission Proceedings. This provision does not prohibit Implementer from disclosing non-confidential information concerning the Work to the Commission in any Commission proceeding, or any Commission-sanctioned meeting or proceeding or other public forum.

15.5. Return of Confidential Information. Confidential Customer Information (including all copies, backups and abstracts thereof) provided to Implementer by SCE, and any and all documents and materials containing such Confidential Customer Information or produced by Implementer based on such Confidential Customer Information (including all copies, backups and abstracts thereof), during the performance of this Contract shall be returned upon written request by SCE.

15.6. Remedies. The Parties acknowledge that Confidential Customer Information is valuable and unique, and that damages would be an inadequate remedy for breach of this Section 15 and the obligations of the Parties are specifically enforceable. Accordingly, the Parties agree that in the event of a breach or threatened breach of this Section 15 by Implementer, SCE shall be entitled to seek and obtain an injunction preventing such breach, without the necessity of proving damages or posting any bond. Any such relief shall be in addition to, and not in lieu of, money damages or any other available legal or equitable remedy.

16. SECURITY INCIDENT PROVISIONS

16.1. SCE Personal Information.

16.1.1. Definition. SCE Personal Information is defined as any information in the possession or under the control of SCE or any of its affiliates, or that is furnished or made available by SCE or any of its affiliates to Implementer, that identifies, relates to, describes, or is capable of being associated with, any particular individual (whether SCE employee, customer, or otherwise), including, but not limited to, his or her name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, medical information or health insurance information, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information.

16.2. Nondisclosure of SCE Personal Information. Implementer, its employees, agents and Subcontractors shall not disclose any SCE Personal Information (defined above) to any third party during the term of this Contract or after its completion, without Implementer having obtained the prior written consent of SCE, except as provided by law, lawful court order or subpoena and provided Implementer gives

SCE advance written notice of such order or subpoena.

16.2.1. Notwithstanding any other provision in the Contract or Contract, Implementer's nondisclosure obligations with respect to SCE Personal Information shall survive any expiration or termination of the Contract in perpetuity. Upon the expiration or termination of the Contract, or at any time upon request of SCE, all SCE Personal Information in any medium, including all copies or parts thereof, shall be returned to SCE or destroyed, except that Implementer may retain one copy of any materials prepared by Implementer containing or reflecting SCE Personal Information if necessary for compliance with its internal record-keeping or quality assurance requirements only. If destroyed, such destruction shall be certified in writing by Implementer.

16.3. Security Incidents. This section shall apply only to the extent Implementer is in possession or control of SCE Personal Information or SCE Confidential Customer Information.

16.2.1 Security Incident Response Plan. Implementer shall develop, implement and maintain a written plan and process for preventing, detecting, identifying, reporting, tracking and remediating Security Incidents ("Security Incident Response Plan" or "SIRP"). A Security Incident shall mean an event or set of circumstances that results in a reasonable expectation of a compromise of the security, confidentiality or integrity of SCE data or information under the Implementer's control. Examples of Security Incidents include are but not limited to:

- (i) Security breaches to Implementer's network perimeter or to internal applications resulting in potential compromise of SCE data or information.
- (ii) Loss of physical devices or media, e.g., laptops, portable media, paper files, etc., containing SCE data.
- (iii) Lapses in, or degradation of, Implementer's security controls, methods, processes or procedures.
- (iv) The unauthorized disclosure of SCE data or information.
- (v) Any and all incidents adversely affecting SCE's or its affiliates', as the case may be, information assets.

16.2.2 SIRP General Requirements. Implementer's SIRP will include Security Incident handling and response procedures, specific contacts in an event of a Security Incident, the contacts' roles and responsibilities, and their plans to notify SCE or its affiliates, as the case may be, concerning the Security Incident. The SIRP must be based on and meet all requirements of the following:

16.2.2.1 U.S. federal and applicable state laws, statutes and regulations concerning the custody, care and integrity of data

and information. In particular and without limitation, Implementer shall ensure that its SIRP and its business practices in performing work on behalf of SCE comply with California's Information Practices Act of 1977, California Civil Code §§ 1798.80 *et seq.*, which addresses among other things the provision of notice to SCE or its affiliates, as the case may be, of any breach of the security of SCE Personal Information if it is reasonably believed to have been acquired by an unauthorized person.

16.2.2.2 SCE information management and information security policies and procedures as made available to Implementer from time to time (“SCE Policies and Procedures”), including without limitation ITS-445 “Standards for Information Security Response – Third Parties.”

16.2.3 Implementer Response to Security Incident. The following will apply in the event of a Security Incident:

16.2.3.1 Implementer will submit a Security Incident Report (SIR) to SCE's or its affiliates', as the case may be, IT Help Desk or IT Operations Center (“ITOC”) in accordance with SCE Policies and Procedures including ITS-445, and applicable law. The SIR shall be given promptly upon discovery of an SI and in any event not more than four (4) hours after discovery of a suspected SI, or sooner if required by law, statute or regulation. If additional time is required under the circumstances of the SI to ascertain the nature or extent of the SI, to stabilize the Computing System or to ensure the integrity of SCE's or its affiliates', as the case may be, data and information, then Implementer shall promptly notify SCE or its affiliates, as the case may be, in writing of the existence of an SI initially, and keep SCE or its affiliates, as the case may be, informed of developments and new information.

16.2.3.2 At SCE's or its affiliates', as the case may be, request, Implementer will meet with SCE or its affiliates, as the case may be, to discuss the cause of the Security Incident, Implementer's response, lessons learned and potential improvements to Implementer's system security processes and procedures.

16.2.4 Compromise of SCE Personal Information.

16.2.4.1 Additional SIRP Requirements for Personal Information. With respect to any SCE Personal Information in the possession or under the control of Implementer, to protect

SCE Personal Information from unauthorized access, destruction, use, modification or disclosure, Implementer shall:

(a) Develop, implement and maintain reasonable security procedures and practices appropriate to the nature of the information to protect SCE Personal Information from unauthorized access, destruction, use, modification, or disclosure.

(b) Develop, implement and maintain data privacy and security programs with administrative, technical, and physical safeguards appropriate to the size and complexity of the Implementer's business and the nature and scope of Implementer's activities to protect SCE Personal Information from unauthorized access, destruction, use, modification, or disclosure.

16.2.4.2 Notice Requirements for Personal Information. In the event of a Security Incident where SCE Personal Information was, or is reasonably believed to have been, acquired by an unauthorized person, Implementer shall immediately provide the SIR required by Section 16.2.3. Such SIR shall state that SCE Personal Information may be involved, and shall describe the suspected nature of such SCE Personal Information.

16.2.5 SIRP Review. At SCE's or its affiliates', as the case may be, request, Implementer shall review the SIRP at least annually with SCE's or its affiliates', as the case may be, designated representatives to identify updates, changes or potential improvements; and a process to document these changes within ninety (90) days of any such changes.

16.2.6 Document Retention. Implementer shall maintain all documentation relating to Security Incidents, whether in written or electronic form, including without limitation, their identification, processing and resolution, for two (2) years after final resolution of the Security Incident, including the final resolution of all claims arising out of the Security Incident.

16.2.7 Indemnification for Security Incidents. Implementer shall, at its own cost, defend, indemnify and hold harmless SCE, its affiliates, officers, agents, employees, assigns and successors in interest, from and against any and all liability, damages, losses, claims, demands, actions, causes of action, costs, including attorney's fees and expense, fines or penalties, or any of them, resulting from any Security Incident. Any limitation of liability that may be in the Contract or Contract shall not apply to this Section 16.2.7.

16.3 Implementer shall ensure that its employees, agents and contractors that perform services for Provider in connection with the Contract are informed of and comply with these Security Incident provisions.

17. CONFLICT OF INTEREST

Implementer affirms that, to the best of its knowledge, there is no actual or potential conflict of interest between Implementer, its employees or their families, Subcontractors, or business interests, and SCE. Implementer shall not hire any SCE employee or employee's spouse to perform any part of the Work. Implementer further affirms that it has set forth in its proposal for the Work: (i) all situations in which Implementer or an affiliated entity of Implementer has been or currently is an SCE Implementer, contractor, or employee; (ii) all situations in which Implementer or an affiliated entity of Implementer has been or currently is in a joint venture arrangement or licensing relationship with SCE (other than an Energy Leader Partnership); and (iii) any affiliated entity to which Implementer intends to subcontract any part of the Work. Implementer shall update such affirmations to SCE during performance of the Work within thirty (30) days following any change thereto.

18. TIME IS OF THE ESSENCE

Implementer hereby acknowledges that time is of the essence in performing their obligations under this Contract. Failure to comply with milestones and goals stated in this Contract, including but not limited to those set forth in Exhibit A of this Contract, may constitute a material breach of this Contract, resulting in its termination, payments being withheld, Implementer Budgets being reduced or adjusted, funding redirected by SCE to other programs or partners, or other Program modifications as determined by SCE or as directed by the Commission. All Work must be performed and completed by October 15, 2012.

19. IMPLEMENTER DISPUTES

Any unresolved disputes between Implementer and SCE shall be referred to an SCE management representative and an officer of Implementer for resolution. Pending resolution, Implementer shall continue to perform the Work as directed by the SCE Representative, and SCE shall continue to make payments for the undisputed items.

20. RIGHT TO AUDIT

SCE and the Commission shall have the right to audit Implementer at any time during the term of this Contract and for five (5) years thereafter. An audit may include, but is not limited to, a review of Implementer's financial records relating to the Work, program implementation procedures, program marketing material, program implementation documents, field audits of Implementer employees or Subcontractors, energy efficiency savings provided by the program, funds spent to date, information relating to the substantiation of program expenditures, incentives paid to date, customers given incentives to date, lists of employees and respective duties, lists of Subcontractors and their respective responsibilities or service provided.

SCE may, in its sole discretion and at anytime, request information or data relating to the program, Work or this Contract, and Implementer shall provide such information in

the format and within the time requested by SCE. Nothing in this provision shall limit the type, format or frequency of such requests by SCE.

21. MODIFICATIONS

Except as otherwise provided in this Contract, changes to this Contract shall be only be valid through a written amendment/Change Order to this Contract signed by both Parties.

22. TERM

This Contract shall be effective as of the Effective Date. Unless otherwise terminated in accordance with the provisions of Section 23 below, this Contract shall terminate at midnight November 31, 2012; provided however, that all Work and services shall be completed by the dates specified in the Statement of Work.

23. TERMINATION OR CANCELLATION

23.1. CPUC Authority To Modify: The Work and program under which the Work is authorized herein shall at all times be subject to the discretion of the California Public Utilities Commission (CPUC), including, but not limited to, review and modifications, excusing performance hereunder, or termination as the CPUC may direct from time to time in the reasonable exercise of its jurisdiction.

23.2. Termination for Convenience: Notwithstanding any other provisions of the Contract, SCE shall have the unilateral right to terminate the Work, or any portion thereof, or the Contract by the issuance of a Change Order, which shall not require Implementer's acceptance.

Subject to the provisions of Section 23.3 and 23.4 hereof, SCE shall pay Implementer the termination charges set forth in the Contract pro-rated to the effective date of termination. If termination charges are not set forth in the Contract, SCE shall complete the payments for all Work accepted by SCE. SCE, at its option, may take possession of any Material paid for by SCE. The provisions of this Section 23.2 shall be Implementer's sole remedy resulting from such termination.

23.3. Cancellation for Default. In the event of: (i) the breach of or failure of Implementer to perform any of its material obligations under the Contract including, but not limited to, failure to complete the Work on time or failure to make satisfactory progress or persistent failure to pay labor and material claims; (ii) the failure of Implementer to give SCE adequate assurance of performance within ten working days after written demand by SCE therefore when reasonable grounds for insecurity arise; or (iii) the insolvency, bankruptcy or receivership of Implementer, then SCE may (a) withhold payment of any further monies which may be due Implementer until such condition is cured, and/or (b) declare Implementer to be in default of the Contract and notify Implementer in writing of such declaration and shall be entitled to cancel the Contract in whole or in part effective immediately upon written notice thereof. Any cancellation pursuant to this Section 23.3 shall not be deemed a "termination" for the purposes of Section 23.2 hereof.

In the event of such cancellation, Implementer shall immediately stop Work and surrender to SCE's possession, complete and incomplete Documentation and other Information, Material, control and use of the Jobsite and all Implementer and SCE-owned equipment, facilities, and all other items which SCE may deem necessary or appropriate until the Work is completed. Implementer shall assign to SCE the outstanding subcontracts and Contracts as requested by the SCE Representative for such completion. SCE shall have the right to provide, or contract for, all additional labor, Material, and any other items which it may deem necessary to complete the Work.

If the total of all expenses incurred by SCE to complete the Work is greater than the sum which would have been payable under the Contract if Implementer had completed the Work, the difference shall constitute a claim against Implementer. Such claim shall be due and payable within ten working days after presentation of the claim. Additionally, SCE shall have the right to pursue other remedies afforded by law.

23.4 Delivery of Materials: Without limiting the effect of the provisions of Sections 15 and 23.3 hereof, upon receipt of notice of termination or cancellation under this Section 23, Implementer shall immediately deliver to SCE all complete and incomplete Documentation, and all Material. If, at the time of termination or cancellation further sums are due Implementer, Implementer shall not be entitled to the sums until all Documentation and all Material required to be delivered to SCE are delivered.

23.5 Cessation of Work: Upon receipt of notice of termination or cancellation for any reason, Implementer shall promptly cease all Work except for additional Work that SCE may, in its discretion, request Implementer to perform. Additional Work shall be performed in compliance with the terms of the Contract.

24. WRITTEN NOTICES

Any written notice, demand or request required or authorized in connection with this Contract, shall be deemed properly given if delivered in person or sent by facsimile, nationally recognized overnight courier, or first class mail, postage prepaid, to the address specified below, or to another address specified in writing by a Party as follows:

Implementer:
City of Moreno Valley
John C. Terrell, Planning Official
PO Box 88005
14177 Frederick Street
Moreno Valley, CA 92552

SCE:
Southern California Edison
Scot Mann
6042A N. Irwindale Ave,
Irwindale, CA 91702
626-815-5686

Notices shall be deemed received (a) if personally or hand-delivered, upon the date of delivery to the address of the person to receive such notice if delivered before 5:00 p.m., or otherwise on the Business Day following personal delivery; (b) if mailed, three (3) Business Days after the date the notice is postmarked; (c) if by facsimile, upon electronic confirmation of transmission, followed by telephone notification of transmission by the noticing Party; or (d) if by overnight courier, on the Business Day following delivery to the overnight courier within the time limits set by that courier for next-day delivery.

25. INDEPENDENT CONTRACTOR

Implementer is and will perform the work as an independent contractor for SCE. Nothing in this Contract shall be construed so as to render Implementer an employee, agent, representative, joint venturer or partner of SCE for purposes of carrying out this Contract. Implementer shall not enter into any contracts, agreements or other obligations with any other parties which bind, or are intended to bind, SCE without first receiving express written authorization from SCE. SCE and Implementer shall each maintain sole and exclusive control over its respective personnel and operations.

26. BENEFIT TO SCE CUSTOMERS

Ratepayer funded programs must directly benefit customers in the service territory from which the funds are collected. The energy efficiency program implemented pursuant to this Purchase Order is funded in whole or in part by funds collected from SCE's customers for public purpose programs, and therefore must directly benefit SCE's customers. PGC Funds are defined as those certain funds collected from electric utility ratepayers pursuant to Section 381 of the California Public Utilities Code for public purpose programs, including energy efficiency programs approved by the CPUC.

27. ENVIRONMENTAL, HEALTH & SAFETY REQUIREMENTS

The "Southern California Edison ENVIRONMENTAL, HEALTH & SAFETY HANDBOOK FOR CONTRACTORS", dated January 10, 2010, is hereby incorporated by reference into this Contract. Implementer shall immediately notify the SCE Representative if Implementer is unable to meet ANY of the requirements set forth therein. SCE may cancel this Contract if Implementer fails to meet the requirements set forth in this Handbook. Such cancellation shall not be deemed a termination under the termination provisions of this Contract.

28. NON-DISCRIMINATION CLAUSE

No Party shall unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, and denial of family care leave. Each Party shall ensure that the evaluation and treatment of its employees and applicants for employment are free from such discrimination and harassment, and shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12990 (a)-(f) et seq.) and the applicable regulations promulgated thereunder (California Code of

Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a)-(f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Contract by reference and made a part hereof as if set forth in full.

Each Party represents and warrants that it shall include the substance of the nondiscrimination and compliance provisions of this clause in all subcontracts for its Work obligations.

29. NON-DISCRIMINATION CLAUSE

None of the provisions of this Contract shall be considered waived by either Party unless such waiver is specifically stated in writing.

30. ASSIGNMENT

No Party shall assign this Contract or any part or interest thereof, without the prior written consent of the other Party, and any assignment without such consent shall be void and of no effect. Notwithstanding the foregoing, if SCE is requested or required by the Commission to assign its rights and/or delegate its duties hereunder, in whole or in part, such assignment or delegation shall not require Implementer's consent and SCE shall be released from all obligations hereunder arising after the effective date of such assignment, both as principal and as surety.

31. SEVERABILITY

In the event that any of the terms, covenants or conditions of this Contract, or the application of any such term, covenant or condition, shall be held invalid as to any person or circumstance by any court, regulatory agency, or other regulatory body having jurisdiction, all other terms, covenants, or conditions of this Contract and their application shall not be affected thereby, but shall remain in full force and effect, unless a court, regulatory agency, or other regulatory body holds that the provisions are not separable from all other provisions of this Contract.

32. GOVERNING LAW; VENUE

This Contract shall be interpreted, governed, and construed under the laws of the State of California as if executed and to be performed wholly within the State of California.

33. SECTION HEADINGS

Section headings appearing in this Contract are for convenience only and shall not be construed as interpretations of text.

34. SURVIVAL

Notwithstanding completion or termination of this Contract, the Parties shall continue to be bound by the provisions of this Contract which by their nature survive such completion or termination.

35. ATTORNEYS' FEES

Except as otherwise provided herein, in the event of any legal action or other proceeding between the Parties arising out of this Contract or the transactions contemplated herein, each Party in such legal action or proceeding shall bear its own costs and expenses incurred therein, including reasonable attorneys' fees.

36. PRIOR WORK.

In the event that Implementer performs any Work authorized by SCE but prior to the execution of this Contract, then such prior Work shall be considered performed subject to the provisions of this Contract.

37. ENTIRE AGREEMENT

This Contract (including all of the Exhibits and attachments hereto which are incorporated into this Contract by reference) contains the entire agreement and understanding between the Parties with respect to the Program and merges and supersedes all prior agreements, representations and discussions pertaining to the subject matter of this Contract.

38. COUNTERPARTS.

This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall be deemed to be one and the same instrument.

[SIGNATURE PAGE FOLLOWS]:

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives.

IMPLEMENTER:

CITY OF MORENO VALLEY

By: Richard Stewart
Title: Mayor

SCE:

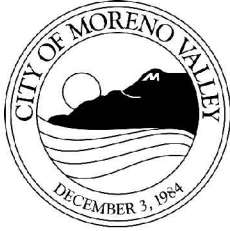
SOUTHERN CALIFORNIA EDISON

By: Lynda Ziegler
Title: Senior Vice President,
Customer Service

EXHIBIT A

STATEMENT OF WORK (with Appendices A-C)

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>Reu</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, City Treasurer

AGENDA DATE: February 22, 2011

TITLE: RECEIPT OF QUARTERLY INVESTMENT REPORT – QUARTER ENDED DECEMBER 31, 2010

RECOMMENDED ACTION

Staff recommends that the City Council receive and file the attached Quarterly Investment Report, in compliance with the City's Investment Policy.

BACKGROUND

In response to the Orange County bankruptcy and investment problems, and in order to deal with tightening regulations and controls over local investment of public funds, Senate Bills 866 and 564 were signed into law and became effective January 1, 1996, creating California Government Code Sections 53601 and 53646 respectively. The City's Investment Policy, adopted December 17, 1996 (and revised most recently on March 23, 2010), is in full compliance with the requirements of both of the above-mentioned Code Sections in addressing the types of investments allowed, the governing restrictions on these investments, the third-party custodian arrangement for certain investments, and the quarterly reporting requirements.

DISCUSSION

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended December 31, 2010. This is the second quarterly report submitted for the 2010-11 fiscal year and is in compliance with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full

compliance with the City's Investment Policy and Government Code Section 53601 as to the types of investments allowed. As stated in the attached report, there is more than adequate liquidity within the portfolio for the City to meet its budgeted expenditures over the next six months.

The City has now transitioned the management of its general investment portfolio to Chandler Asset Management. As a result, the City's investment approach has changed from *passive* to *active*, as discussed in past meetings with the Finance Sub-Committee and the City Council. Utilizing an *active* approach, securities purchased for investment are not necessarily held to maturity but may be actively traded based on market conditions and the City's investment goals. The City's cash flow requirements are evaluated on an ongoing basis, with short-term needs accommodated through the City's pooled investment funds with the State Local Agency Investment Fund (LAIF). LAIF is a pool of public funds managed by the State Treasurer of California, providing 24-hour liquidity while yielding a rate of return approximately equivalent to a one-year treasury bill. With the combined use of a conservative approach to evaluating cash flow needs and LAIF liquidity, the City will not have to liquidate securities at current market rates that are intended to be held for longer-term investment. This is especially important considering that the average maturity of the general portfolio is 2.15 years.

In accordance with California Government Code Section 53646, the City is properly reporting investments of all bond proceeds and Deferred Compensation Plan funds. These funds are not managed by the City Treasurer as part of the pooled investment program and were not included in the City's investment reports prior to the current legislation. Bond proceeds are held and invested by a Trustee; Deferred Compensation Plan funds are held and invested by the respective plan administrators with the funds also placed in a trust separate from City funds.

FISCAL IMPACT

None

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

SUMMARY

The attached Quarterly Investment Report presents the City's cash and investments for the quarter that ended December 31, 2010. This report is in compliance with California Government Code Section 53646 regarding the reporting of detailed information on all securities, investments, and monies of the City, as well as the reporting of the market value of the investments held. All of the investments contained within the portfolio are in full compliance with the City's Investment Policy and Government Code Section

53601 as to the types of investments allowed. It is recommended that the City Council receive and file the attached Quarterly Investment Report.

ATTACHMENTS/EXHIBITS

Attachment 1 - Treasurer's Cash and Investments Report – December 2010
 Attachment 2 – Chandler Asset Management Bond Market Review – January 2011

Prepared By:
 Brooke McKinney
 Treasury Operations Division Manager

Department Head Approval:
 Richard Teichert
 City Treasurer

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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CITY OF MORENO VALLEY


Treasurer's Cash and Investments Report December 2010

General Portfolio	Cost Value	Market Value	Par Value	Average Maturity	Average Duration	Average Yield to Maturity
	Years	Years	Years	Years	Years	%
Bank Accounts	1,570,076	1,570,076	1,570,076			
State of California LAIF Pool Investments	29,063,250	29,063,250	29,063,250	2.15	1.88	1.63%
Total General Portfolio	205,808,682	205,979,252	200,326,274			

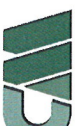
Bond Proceeds with Fiscal Agents	Market Value
Construction Funds	14,518,366
Principal & Interest Accounts	598,716
Debt Service Reserve Funds	6,786,484
Custody Accounts	0
Arbitrage Rebate Accounts	14,482
Other Accounts	388,949
Total Bond Proceeds	22,306,997

Deferred Compensation Funds	Market Value as of Sept 30, 2010
Nationwide	8,057,665
ICMA	3,840,474
Total Deferred Compensation Funds	11,898,139
Total Investment Portfolio	240,184,388

1. I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. There are no items of non-compliance for this period.
2. The market values for the specific investments in the General Portfolio are provided by the City's investment custodian.
3. The market value for LAIF is provided by the State Treasurer.
4. The market values for investments held by fiscal agents and the deferred compensation plans are provided by each respective trustee or fiscal agent.
5. The City has the ability to meet its budgeted expenditures for the next six months pending any future action by City Council or any unforeseen catastrophic event.


 Richard Teichery
 City Treasurer

Attachment 1



PORTFOLIO CHARACTERISTICS

Average Duration	1.88
Average Coupon	2.53 %
Average Purchase YTM	1.63 %
Average Market YTM	1.02 %
Average S&P Rating	AAA
Average Final Maturity	2.15 yrs
Average Life	1.98 yrs

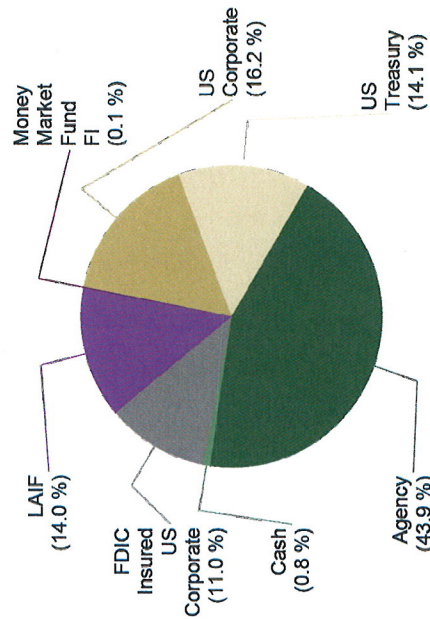
ACCOUNT SUMMARY

Market Value	Beg. Values as of 11/30/10	End Values as of 12/31/10
	206,379,229	205,979,252
Accrued Interest	1,227,837	1,180,713
Total Market Value	207,607,066	207,159,965
Income Earned	294,628	276,487
Cont/WVD		
Par	199,054,445	200,326,274
Book Value	203,772,781	204,660,360
Cost Value	204,845,174	205,808,682

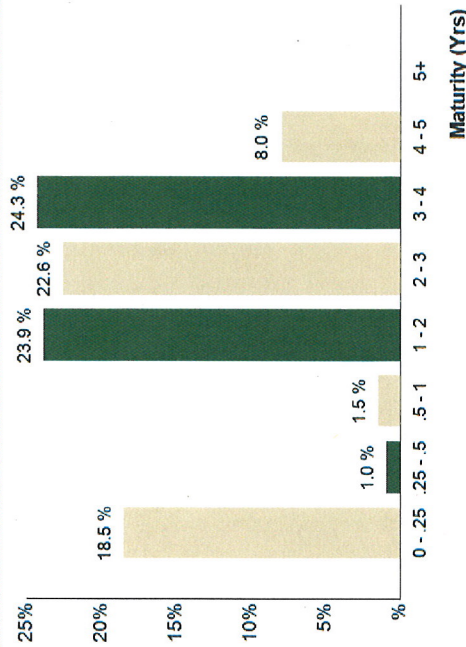
TOP ISSUERS

Issuer	% Portfolio
Government of United States	14.1 %
Local Agency Investment Fund	14.0 %
Federal Farm Credit Bank	11.2 %
Federal National Mortgage Assoc	10.5 %
Federal Home Loan Mortgage Corp	10.2 %
Federal Home Loan Bank	7.4 %
Tennessee Valley Authority	4.0 %
US Bank Corp FDIC Insured	2.5 %
	74.0 %

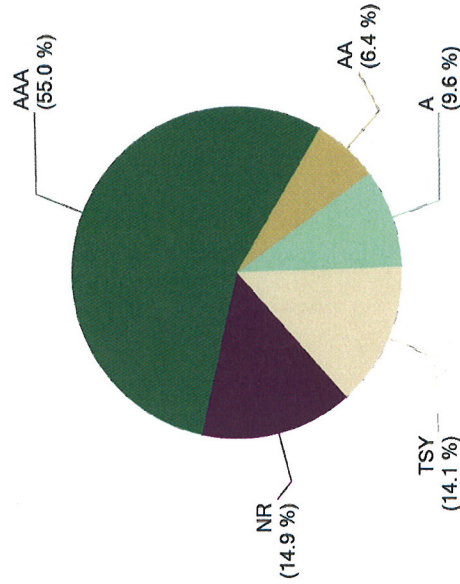
SECTOR ALLOCATION



MATURITY DISTRIBUTION



CREDIT QUALITY





City of Moreno Valley
Treasurer's Cash and Investments Report

Holdings Report
As of 12/31/10

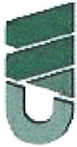
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
307692AA1	FAMCA Note 4.875% Due 1/14/2011	1,000,000.00	06/05/2006 5.47 %	976,000.00 999,814.73	100.13 1.38 %	1,001,250.00 22,614.58	0.49 % 1,435.27	Aa3 AAA	0.04 0.04
313588BR5	FNMA Discount Note 0.165% Due 2/9/2011	2,000,000.00	11/26/2010 0.17 %	1,999,340.00 1,999,642.50	99.98 0.17 %	1,999,642.50 0.00	0.97 % 0.00	P-1 A-1+	0.11 0.11
31331YK82	FFCB Note 3.25% Due 5/2/2011	1,000,000.00	05/19/2008 3.38 %	996,360.00 999,591.43	101.00 0.27 %	1,010,000.00 5,326.39	0.49 % 10,408.57	Aaa AAA	0.33 0.34
3133XTRU2	FHLB Note 1.3% Due 6/1/2011	1,000,000.00	06/01/2009 1.30 %	1,000,000.00 1,000,000.00	100.41 0.32 %	1,004,063.00 1,083.33	0.49 % 4,063.00	Aaa AAA	0.42 0.42
3133XSWM6	FHLB Note 2.1% Due 1/23/2012	1,000,000.00	01/23/2009 2.10 %	1,000,000.00 1,000,000.00	101.75 0.44 %	1,017,500.00 9,216.67	0.50 % 17,500.00	Aaa AAA	1.06 1.04
3133XT2T2	FHLB Note 2.25% Due 2/10/2012	1,000,000.00	02/10/2009 2.25 %	1,000,000.00 1,000,000.00	102.00 0.44 %	1,020,000.00 8,812.50	0.50 % 20,000.00	Aaa AAA	1.11 1.09
31331XG30	FFCB Note 5.45% Due 6/21/2012	1,000,000.00	06/29/2007 5.33 %	1,005,380.00 1,001,588.27	107.19 0.54 %	1,071,875.00 1,513.89	0.52 % 70,286.73	Aaa AAA	1.47 1.43
31331XT36	FFCB Note 5.25% Due 8/1/2012	1,000,000.00	08/01/2007 5.25 %	1,000,000.00 1,000,000.00	107.34 0.58 %	1,073,438.00 21,875.00	0.53 % 73,438.00	Aaa AAA	1.59 1.51
3133XT4J2	FHLB Note 2.45% Due 8/13/2012	1,000,000.00	02/13/2009 2.45 %	1,000,000.00 1,000,000.00	103.03 0.56 %	1,030,313.00 9,391.67	0.50 % 30,313.00	Aaa AAA	1.62 1.58
3133XYWB7	FHLB Note 0.875% Due 8/22/2012	3,500,000.00	11/23/2010 0.51 %	3,521,892.50 3,520,586.51	100.50 0.57 %	3,517,500.00 10,973.96	1.70 % (3,086.51)	Aaa AAA	1.64 1.62
3133XUUJ0	FHLB Note 1.625% Due 9/26/2012	3,450,000.00	12/22/2010 0.69 %	3,506,166.00 3,505,726.52	101.75 0.61 %	3,510,375.00 14,794.27	1.70 % 4,648.48	Aaa AAA	1.74 1.71
31331GZ44	FFCB Note 1.55% Due 10/15/2012	1,000,000.00	10/15/2009 1.55 %	1,000,000.00 1,000,000.00	101.63 0.63 %	1,016,250.00 3,272.22	0.49 % 16,250.00	Aaa AAA	1.79 1.76
31398A4T6	FNMA Note 0.5% Due 10/30/2012	1,000,000.00	12/22/2010 0.73 %	995,834.00 995,864.95	99.75 0.64 %	997,500.00 847.22	0.48 % 1,635.05	Aaa AAA	1.83 1.82
3137EACQ0	FHLMC Note 0.625% Due 12/28/2012	3,450,000.00	12/22/2010 0.75 %	3,441,354.30 3,441,413.36	99.82 0.72 %	3,443,717.55 1,736.98	1.66 % 2,304.19	Aaa AAA	1.99 1.97
31331GKF5	FFCB Note 2.5% Due 1/14/2013	1,000,000.00	01/14/2009 2.30 %	1,007,520.00 1,003,829.49	103.59 0.72 %	1,035,938.00 11,597.22	0.51 % 32,108.51	Aaa AAA	2.04 1.97
3133XUDM2	FHLB Callable Note 1X 2/14/11 2.4% Due 2/14/2013	1,000,000.00	08/14/2009 2.40 %	1,000,000.00 1,000,000.00	100.22 0.56 %	1,002,188.00 9,133.33	0.49 % 2,188.00	Aaa AAA	0.12 0.12
880591CW0	Tennessee Valley Authority Note 6% Due 3/15/2013	3,725,000.00	Various 1.88 %	4,194,744.63 4,051,621.31	111.20 0.86 %	4,142,181.38 65,808.34	2.03 % 90,560.07	Aaa AAA	2.21 2.06
3128X8TZ5	FHLMC Callable Note 1X 4/8/11 2.5% Due 4/8/2013	1,000,000.00	04/08/2009 2.50 %	1,000,000.00 1,000,000.00	100.55 0.45 %	1,005,513.00 5,763.89	0.49 % 5,513.00	Aaa AAA	0.27 0.27
31331GVD8	FFCB Note 2.2% Due 4/8/2013	1,000,000.00	05/09/2009 2.20 %	1,000,000.00 1,000,000.00	103.09 0.82 %	1,030,938.00 5,072.22	0.50 % 30,938.00	Aaa AAA	2.27 2.21
3128X8B84	FHLMC Callable Note 1X 5/13/11 2.4% Due 5/13/2013	1,000,000.00	05/13/2009 2.40 %	1,000,000.00 1,000,000.00	100.71 0.46 %	1,007,092.00 3,200.00	0.49 % 7,092.00	Aaa AAA	0.36 0.37



**City of Moreno Valley
Treasurer's Cash and Investments Report**

Holdings Report
As of 12/31/10

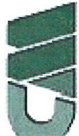
CUSIP AGENCY	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
31331GXN4	FFCB Callable Note Cont 6/3/11 2.7% Due 6/3/2013	1,000,000.00	06/03/2009 2.70 %	1,000,000.00 1,000,000.00	100.88 0.62 %	1,008,750.00 2,100.00	0.49 % 8,750.00	Aaa AAA	0.42 0.42
3134A4TZ7	FHLMC Note 4.5% Due 7/15/2013	3,900,000.00	05/12/2010 1.59 %	4,250,028.90 4,179,660.71	108.94 0.93 %	4,248,562.50 80,925.00	2.09 % 68,901.79	Aaa AAA	2.54 2.38
880591DW9	Tennessee Valley Authority Note 4.75% Due 8/1/2013	3,750,000.00	03/15/2010 1.90 %	4,097,325.00 4,015,419.35	109.51 1.01 %	4,106,703.75 74,218.75	2.02 % 91,284.40	Aaa AAA	2.59 2.41
3133XUEC3	FHLB Callable Note Cont 8/12/11 2.65% Due 8/12/2013	1,000,000.00	08/12/2009 2.65 %	1,000,000.00 1,000,000.00	101.19 0.71 %	1,011,875.00 10,231.94	0.49 % 11,875.00	Aaa AAA	0.61 0.61
31331JJ38	FFCB Callable Note 1X 3/23/11 1.1% Due 9/23/2013	1,770,000.00	09/13/2010 1.10 %	1,770,000.00 1,770,000.00	99.88 1.15 %	1,767,787.50 5,300.17	0.86 % (2,212.50)	Aaa AAA	2.73 1.94
31398A4A7	FNMA Callable Note 1X 9/27/11 1.2% Due 9/27/2013	3,525,000.00	09/10/2010 1.20 %	3,525,000.00 3,525,000.00	99.81 1.27 %	3,518,390.63 11,045.00	1.70 % (6,609.37)	Aaa AAA	2.74 2.32
3134G1PP3	FHLMC Callable Note 1X 8/18/11 1.4% Due 11/18/2013	1,855,000.00	08/18/2010 0.98 %	1,862,698.25 1,859,843.13	100.24 1.02 %	1,859,398.21 9,594.47	0.90 % (444.92)	Aaa AAA	0.63 2.27
3133XHW57	FHLB Note 4.875% Due 12/13/2013	1,000,000.00	06/18/2009 2.96 %	1,080,060.00 1,052,608.07	110.66 1.19 %	1,106,563.00 2,437.50	0.54 % 53,954.93	Aaa AAA	2.95 2.77
3137EABX6	FHLMC Note 2.5% Due 1/7/2014	4,000,000.00	03/17/2010 2.09 %	4,059,384.00 4,047,046.13	104.00 1.15 %	4,160,100.00 48,333.33	2.03 % 113,053.87	Aaa AAA	3.02 2.88
3136F93Z4	FNMA Callable Note 1X 1/28/11 2% Due 1/28/2014	1,000,000.00	01/28/2009 2.00 %	1,000,000.00 1,000,000.00	100.09 0.72 %	1,000,938.00 8,500.00	0.49 % 938.00	Aaa AAA	0.08 0.08
3136FHDF9	FNMA Callable Note 1X 3/18/11 3.2% Due 3/18/2014	1,000,000.00	03/18/2009 3.20 %	1,000,000.00 1,000,000.00	100.56 0.56 %	1,005,625.00 9,155.56	0.49 % 5,625.00	Aaa AAA	0.21 0.21
3128X8QM7	FHLMC Callable Note 1X 3/24/11 2.375% Due 3/24/2014	1,000,000.00	03/24/2009 2.40 %	999,000.00 999,354.87	100.48 0.29 %	1,004,793.00 6,399.31	0.49 % 5,438.13	Aaa AAA	0.23 0.23
3136FH1H1	FNMA Callable Note 1X 4/14/11 2% Due 4/14/2014	1,000,000.00	04/14/2009 2.00 %	1,000,000.00 1,000,000.00	100.50 0.25 %	1,005,000.00 4,277.78	0.49 % 5,000.00	Aaa AAA	0.28 0.29
3136FHGK5	FNMA Callable Note 1X 4/16/12 3% Due 4/16/2014	1,000,000.00	04/16/2009 3.00 %	1,000,000.00 1,000,000.00	103.00 0.66 %	1,030,000.00 6,250.00	0.50 % 30,000.00	Aaa AAA	1.29 1.95
31331GTJ8	FFCB Note 2.625% Due 4/17/2014	5,315,000.00	Various 1.47 %	5,527,632.90 5,510,289.76	104.34 1.27 %	5,545,872.97 28,678.86	2.69 % 35,583.21	Aaa AAA	3.30 3.15
3136FHMK8	FNMA Callable Note 1X 5/1/12 2.25% Due 5/1/2014	1,000,000.00	05/01/2009 2.25 %	1,000,000.00 1,000,000.00	102.28 0.53 %	1,022,813.00 3,750.00	0.50 % 22,813.00	Aaa AAA	1.33 1.32
3136FHPX7	FNMA Callable Note 1X 11/14/2011 2.125% Due 5/14/2014	1,000,000.00	05/14/2009 2.13 %	1,000,000.00 1,000,000.00	101.22 0.71 %	1,012,188.00 2,774.31	0.49 % 12,188.00	Aaa AAA	0.87 0.86
31398AXJ6	FNMA Note 2.5% Due 5/15/2014	1,250,000.00	Various 2.32 %	1,258,880.25 1,257,387.08	103.75 1.36 %	1,296,875.00 3,993.05	0.63 % 39,487.92	Aaa AAA	3.37 3.23
31331JQA4	FFCB Note 1.9% Due 6/2/2014	4,300,000.00	06/08/2010 1.96 %	4,289,551.00 4,291,000.45	101.91 1.33 %	4,381,970.90 6,581.39	2.12 % 90,970.45	Aaa AAA	3.42 3.30
3133XTXW1	FHLB Callable Note 1X 1/9/12 2.5% Due 7/9/2014	1,000,000.00	07/09/2009 2.50 %	1,000,000.00 1,000,000.00	102.31 0.23 %	1,023,125.00 11,944.44	0.50 % 23,125.00	Aaa AAA	1.02 1.01



**City of Moreno Valley
Treasurer's Cash and Investments Report**

Holdings Report
As of 12/31/10

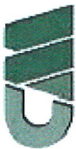
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (yrs) Duration
AGENCY									
3137EACD9	FHLMC Note 3% Due 7/28/2014	4,000,000.00	03/15/2010 2.41 %	4,097,476.00 4,079,691.98	105.28 1.48 %	4,211,252.00 51,000.00	2.06 % 131,560.02	Aaa AAA	3.58 3.36
31398AYY2	FNMA Note 3% Due 9/16/2014	1,500,000.00	04/15/2010 2.50 %	1,531,365.00 1,526,312.40	105.34 1.51 %	1,580,157.00 13,125.00	0.77 % 53,844.60	Aaa AAA	3.71 3.49
31331GL80	FFCB Note 3% Due 9/22/2014	4,000,000.00	03/17/2010 2.47 %	4,090,640.00 4,074,754.64	105.38 1.51 %	4,215,000.00 33,000.00	2.05 % 140,245.36	Aaa AAA	3.73 3.50
31398AZV7	FNMA Note 2.625% Due 11/20/2014	4,100,000.00	03/12/2010 2.54 %	4,114,723.10 4,112,210.45	103.81 1.61 %	4,256,312.50 12,257.29	2.06 % 144,102.05	Aaa AAA	3.89 3.68
3136FPEQ6	FNMA Callable Note 1X 9/9/11 1.85% Due 9/9/2015	2,015,000.00	09/16/2010 1.89 %	2,011,473.75 2,011,679.35	97.97 2.31 %	1,974,071.32 11,597.44	0.96 % (37,608.03)	Aaa AAA	4.69 4.02
Total Agency		87,405,000.00	1.94 %	89,209,829.58 88,831,937.44	0.98 %	90,291,398.71 669,504.27	43.91 % 1,459,461.27	Aaa AAA	2.26 2.17
CASH									
90CASH\$00	Cash Custodial Cash Account	1,570,076.28	Various 0.00 %	1,570,076.28	1.00 0.00 %	1,570,076.28	0.76 % 0.00	NR NR	0.00 0.00
Total Cash		1,570,076.28	N/A	1,570,076.28	0.00 %	1,570,076.28	0.76 % 0.00	NR NR	0.00 0.00
FDIC INSURED US CORPORATE									
949744AA4	Wells Fargo & Company FDIC Guaranteed Note 3% Due 12/9/2011	3,050,000.00	03/12/2010 0.95 %	3,157,094.65 3,107,953.12	102.40 0.43 %	3,123,325.05 5,591.67	1.51 % 15,371.93	Aaa AAA	0.94 0.93
06050BAG6	Bank of America Corp FDIC Guaranteed Note 2.1% Due 4/30/2012	5,035,000.00	Various 1.30 %	5,121,762.96 5,087,529.38	102.08 0.53 %	5,139,546.74 17,916.20	2.49 % 52,017.36	Aaa AAA	1.33 1.31
91160HAC1	US Bancorp FDIC Guaranteed Note 1.8% Due 5/15/2012	5,070,000.00	Various 1.39 %	5,111,546.49 5,098,097.25	101.65 0.59 %	5,153,903.44 11,661.00	2.49 % 55,806.19	Aaa AAA	1.37 1.36
38146FAA9	Goldman Sachs FDIC Guaranteed Note 3.25% Due 6/15/2012	4,780,000.00	Various 1.27 %	4,988,582.27 4,915,245.91	103.81 0.62 %	4,962,094.10 6,904.45	2.40 % 46,848.19	Aaa AAA	1.46 1.43
36967HAV9	GE Capital Corp FDIC Guaranteed Note 2.125% Due 12/21/2012	4,170,000.00	05/19/2010 1.27 %	4,260,046.98 4,238,825.72	102.74 0.72 %	4,284,408.12 2,461.46	2.07 % 45,582.40	Aaa AAA	1.98 1.93
Total FDIC Insured US Corporate		22,105,000.00	1.26 %	22,639,033.35 22,447,651.38	0.59 %	22,663,277.45 44,534.78	10.96 % 215,626.07	Aaa AAA	1.44 1.41
LAIIF									
30LAIIF\$00	Local Agency Investment Fund State Pool	29,063,250.22	Various 0.55 %	29,063,250.22	1.00 0.55 %	29,063,250.22	14.05 % 0.00	NR NR	0.00 0.00
Total LAIF		29,063,250.22	0.55 %	29,063,250.22	0.55 %	29,063,250.22	14.05 % 0.00	NR NR	0.00 0.00



**City of Moreno Valley
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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (Yrs) Duration
MONEY MARKET FUND FI									
431114701	Highmark Govt Money Market Fund	1.00	05/15/2010 0.04 %	1.00 1.00	1.00 0.04 %	1.00 0.00	0.00 % 0.00	Aaa AAA	0.00 0.00
431114701	Highmark Govt Money Market Fund	197,946.95	Various 0.04 %	197,946.95 197,946.95	1.00 0.04 %	197,946.95 0.00	0.10 % 0.00	Aaa AAA	0.00 0.00
Total Money Market Fund FI		197,947.95	0.04 %	197,947.95 197,947.95	0.04 %	197,947.95 0.00	0.10 % 0.00	Aaa AAA	0.00 0.00
US CORPORATE									
52517PR60	Lehman Brothers Holdings Note 5.25% Due 2/6/2012	1,000,000.00	02/06/2007 5.34 %	996,000.00 996,000.00	23.13 0.00 %	231,250.00 0.00	0.11 % (764,750.00)	NR NR	1.10 0.00
931142CL5	Wal-Mart Stores Note 4.25% Due 4/15/2013	3,260,000.00	Various 1.54 %	3,491,366.25 3,457,166.38	107.44 0.96 %	3,502,413.60 29,249.45	1.70 % 45,247.22	Aa2 AA	2.29 2.18
91159HGY0	US Bancorp Callable Note Cont 8/13/13 1.375% Due 9/13/2013	2,665,000.00	Various 1.32 %	2,668,966.65 2,668,621.48	99.95 1.39 %	2,663,707.48 10,993.13	1.29 % (4,914.00)	Aa3 A+	2.70 2.63
665859AK0	Northern Trust Company Note 4.625% Due 5/1/2014	1,850,000.00	10/20/2010 1.33 %	2,058,421.00 2,047,383.13	108.11 2.09 %	2,000,083.10 14,260.42	0.97 % (47,300.03)	A1 AA-	3.33 3.08
36962G4C5	General Electric Capital Corp Note 5.9% Due 5/13/2014	3,075,000.00	Various 2.88 %	3,411,681.00 3,368,350.03	110.68 2.57 %	3,403,283.92 24,190.00	1.65 % 34,933.89	Aa2 AA+	3.37 3.06
61747YCF0	Morgan Stanley Note 6% Due 5/13/2014	2,370,000.00	Various 3.98 %	2,534,751.20 2,517,557.95	108.05 3.45 %	2,560,737.60 18,960.00	1.25 % 43,179.65	A2 A	3.37 3.04
079860AG7	Bellsouth Corp Note 5.2% Due 9/15/2014	1,550,000.00	05/19/2010 2.60 %	1,713,261.50 1,690,249.40	109.17 2.59 %	1,692,111.75 23,732.22	0.83 % 1,862.35	A2 A-	3.71 3.34
74005PAQ7	Praxair Note 5.25% Due 11/15/2014	850,000.00	09/24/2010 1.60 %	973,471.00 965,774.53	111.50 2.14 %	947,746.60 5,702.08	0.46 % (18,027.93)	A2 A	3.88 3.52
09247XAD3	Blackrock Inc Note 3.5% Due 12/10/2014	1,630,000.00	Various 2.84 %	1,674,920.75 1,669,343.17	103.70 2.51 %	1,690,337.72 3,327.92	0.82 % 20,994.55	A1 A+	3.95 3.67
713448BM9	Pepsico Inc. Note 3.1% Due 1/15/2015	2,530,000.00	Various 2.04 %	2,641,540.25 2,632,786.14	104.31 1.98 %	2,639,098.66 36,164.95	1.29 % 6,312.52	Aa3 A-	4.04 3.74
46625HHP8	JP Morgan Chase Note 3.7% Due 1/20/2015	1,575,000.00	03/25/2010 3.61 %	1,581,000.75 1,580,054.70	103.49 2.78 %	1,629,948.60 26,061.88	0.80 % 49,893.90	Aa3 A+	4.06 3.70
94980VAA6	Wells Fargo Bank Note 4.75% Due 2/9/2015	1,625,000.00	03/25/2010 3.94 %	1,682,687.50 1,673,695.13	106.09 3.16 %	1,723,925.13 30,446.18	0.85 % 50,230.00	Aa3 AA-	4.11 3.67
084670AV0	Berkshire Hathaway Note 3.2% Due 2/11/2015	2,485,000.00	06/09/2010 2.65 %	2,545,012.75 2,537,929.62	103.19 2.38 %	2,564,221.80 30,924.44	1.25 % 26,292.18	Aa2 AA+	4.12 3.80
06406JHB4	Bank of New York Mellon Note 4.95% Due 3/15/2015	2,360,000.00	Various 2.11 %	2,645,950.90 2,626,898.63	108.55 2.78 %	2,561,784.72 34,397.01	1.25 % (65,113.91)	Aa3 A+	4.21 3.76
74005PAR5	Praxair Note 4.625% Due 3/30/2015	740,000.00	Various 2.58 %	807,780.55 800,153.84	108.84 2.42 %	805,414.52 8,651.32	0.39 % 5,260.68	A2 A	4.25 3.84



City of Moreno Valley
Treasurer's Cash and Investments Report

Holdings Report

As of 12/31/10

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody S&P	Term (Yrs) Duration
US CORPORATE									
278642AB9	Ebay Inc Note 1.625% Due 10/15/2015	2,670,000.00	10/22/2010 1.66 %	2,665,327.50 2,665,495.02	95.95 2.53 %	2,561,934.42 7,592.81	1.24 % (103,560.60)	A2 A	4.79 4.55
Total US Corporate		32,235,000.00	2.47 %	34,092,139.55 33,897,459.15	2.30 %	33,177,999.62 304,653.81	16.16 % (719,459.53)	A1 A+	3.63 3.33
US TREASURY									
912795UX7	US Treasury Bill Due 1/13/2011	4,475,000.00	11/24/2010 0.14 %	4,474,129.86 4,474,791.17	100.00 0.14 %	4,474,791.17 0.00	2.16 % 0.00	TSY TSY	0.04 0.04
912828GQ7	US Treasury Note 4.5% Due 4/30/2012	3,775,000.00	03/12/2010 1.00 %	4,051,944.29 3,947,867.41	105.50 0.35 %	3,982,772.23 29,094.61	1.94 % 34,904.82	TSY TSY	1.33 1.30
912828HE3	US Treasury Note 4.25% Due 9/30/2012	3,775,000.00	03/12/2010 1.22 %	4,061,086.87 3,971,261.75	106.54 0.49 %	4,021,703.80 40,990.90	1.96 % 50,442.05	TSY TSY	1.75 1.68
912828HK9	US Treasury Note 3.375% Due 11/30/2012	3,875,000.00	03/12/2010 1.29 %	4,089,651.65 4,026,404.14	105.40 0.54 %	4,084,188.00 11,497.25	1.98 % 57,783.86	TSY TSY	1.92 1.86
912828HM5	US Treasury Note 3.625% Due 12/31/2012	3,850,000.00	03/12/2010 1.35 %	4,089,735.55 4,021,239.68	106.06 0.57 %	4,083,406.25 385.53	1.97 % 62,166.57	TSY TSY	2.00 1.94
912828HV5	US Treasury Note 2.5% Due 3/31/2013	4,000,000.00	03/12/2010 1.48 %	4,121,575.90 4,089,651.29	104.09 0.66 %	4,163,752.00 25,549.45	2.02 % 74,100.71	TSY TSY	2.25 2.18
912828JQ4	US Treasury Note 2.75% Due 10/31/2013	4,000,000.00	05/10/2010 1.65 %	4,148,281.25 4,120,821.76	105.12 0.91 %	4,204,688.00 18,839.78	2.04 % 83,866.24	TSY TSY	2.84 2.72
Total US Treasury		27,750,000.00	1.15 %	29,036,405.37 28,652,037.20	0.52 %	29,015,301.45 126,357.52	14.07 % 363,264.25	TSY TSY	1.72 1.66
TOTAL PORTFOLIO									
		200,326,274.45	1.63 %	205,808,682.30 204,660,359.62	1.02 %	205,979,251.68 1,180,713.09	100.00 % 1,318,892.06	Aaa AAA	1.98 1.88
TOTAL MARKET VALUE PLUS ACCRUED									
				207,159,964.77					

City of Moreno Valley
December 31, 2010

COMPLIANCE WITH INVESTMENT POLICY

Assets managed on by Chandler Asset Management are in full compliance with State law and with the City's investment policy.

Category	Standard	Comment
Local Agency Bonds	No Limitation	Complies
Treasury Issues	No Limitation	Complies
Agency Issues	No Limitation	Complies
Banker's Acceptances	40% maximum; <180 days maturity	Complies
Commercial Paper	25% maximum; <270 days maturity; A-1/P-1/F-1 minimum ratings	Complies
Negotiable Certificates of Deposit	30% maximum; 5 years maximum maturity	Complies
Repurchase Agreements	No limitation; 1-year maximum maturity	Complies
Reverse Repurchase Agreements	20% maximum; <92 days maturity	Complies
Medium Term Notes	30% maximum; 5 years maximum maturity; A-rated or better	Complies
Money Market Mutual Funds	20% maximum; AAAf/Aaaf, minimum rating	Complies
Collateralized Certificates of Deposits	5 years maximum maturity	Complies
Time Deposits	5 years maximum maturity	Complies
Mortgage Pass-throughs, CMOs and Asset Backed Securities	20% maximum; AA-rated issue; A-rated issuer	Complies
Local Agency Investment Fund - L.A.I.F.	Maximum program limitation	Complies
Prohibited Securities	Inverse floaters; Ranges notes, Interest-only strips from mortgaged backed securities; Zero interest accrual securities	Complies
Maximum maturity	5 years	Complies



Holdings Report Glossary

CUSIP (Committee on Uniform Securities Identification Procedures) – A unique identification number assigned to all securities.

Security Description - The issuer name, coupon (periodic interest payment rate) and maturity.

Par Value/Units - The face value or number of units held in the portfolio.

Purchase Date - The settlement date on which the security was purchased.

Book Yield - The YTM that equates the current amortized value of the security to its periodic future cash flows.

Cost Value - The value at which the securities were purchased, excluding purchased interest.

Book Value - The value at which an asset is carried on a balance sheet. To calculate, take the cost of an asset +/- net accretion/amortization.

Mkt Price - The current fair value market price.

Mkt YTM – The internal rate of return that equates the periodic future cash flows (interest payments and redemption value) to the market price, assuming that all cash flows are invested at the YTM rate.

Market Value - The current fair value of an investment as determined by transactions between willing buyers and sellers.

Accrued Int. - The interest that has accumulated on a bond since the last interest payment up to, but not including, the settlement date.

% of Port. - The % of the portfolio that the security represents based on market value, including accrued interest.

Gain/Loss – The unrealized gain or loss on the security, compared to either cost or amortized value, as of the date of the report.

Moody - The Moody's rating for the security.



Holdings Report Glossary (continued)

S&P - The Standard and Poor's rating for the security.

Term (yrs) - The time, in years, until maturity.

Duration - The weighted average time to maturity of a bond where the weights are the present values of future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates.

CITY OF MORENO VALLEY
Treasurer's Cash and Investments Report

BOND PROCEEDS WITH FISCAL AGENTS

Account Name	Account Number	Investment	Issuer	Purchase Date	Maturity Date	Market Value	Stated Rate	Yield	Price	% of Portfolio
Wells Fargo										
Community Facilities District #751 (A-A-1)										
special tax funds	22631800	money market fund	WF Govt Fund	12/31/10	01/01/11	181,858	0.01%	0.01%	1.00000	0.815%
interest acct	22631801	money market fund	WF Govt Fund	12/31/10	01/01/11	0	0.01%	0.01%	1.00000	0.000%
reserve fund	22631804	money market fund	WF Govt Fund	12/31/10	01/01/11	1,028,838	0.01%	0.01%	1.00000	4.612%
admin exp acct	22631805	money market fund	WF Govt Fund	12/31/10	01/01/11	377	0.01%	0.01%	1.00000	0.002%
debt service acct	22631809	money market fund	WF Govt Fund	12/31/10	01/01/11	535,862	0.01%	0.01%	1.00000	2.402%
special tax funds	22631900	money market fund	WF Govt Fund	12/31/10	01/01/11	109,067	0.01%	0.01%	1.00000	0.489%
interest acct	22631901	money market fund	WF Govt Fund	12/31/10	01/01/11	0	0.01%	0.01%	1.00000	0.000%
reserve fund	22631904	money market fund	WF Govt Fund	12/31/10	01/01/11	365,357	0.01%	0.01%	1.00000	1.638%
admin exp acct	22631905	money market fund	WF Govt Fund	12/31/10	01/01/11	8	0.01%	0.01%	1.00000	0.000%
cost of issuance	22631906	money market fund	WF Govt Fund	12/31/10	01/01/11	0	0.01%	0.01%	1.00000	0.000%
						2,221,367				
Wells Fargo										
CFD # 5										
Series B Revenue	22333500	money mkt fund	WF Govt Fund	12/31/10	01/01/11	6,418	0.01%	0.01%	1.00000	0.029%
Series A Principal	22333501	money mkt fund	WF Govt Fund	12/31/10	01/01/11	300	0.01%	2.71%	1.00000	0.001%
Series B reserve	22333503	money mkt fund	WF Govt Fund	12/31/10	01/01/11	522,553	0.01%	0.01%	1.00000	2.343%
Series A interest	22333504	money mkt fund	WF Govt Fund	12/31/10	01/01/11	127	0.01%	0.01%	1.00000	0.001%
						529,398				
Wells Fargo										
1997 Lease Revenue Bonds - Public Safety										
expense fund	12526107	money mkt fund	WF Govt Fund	12/31/10	01/01/11	14,069	0.01%	0.01%	1.00000	0.063%
reserve account	12526103	money mkt fund	WF Govt Fund	12/31/10	01/01/11	407,452	0.01%	0.01%	1.00000	1.827%
lease revenue	12526100	money mkt fund	WF Govt Fund	12/31/10	01/01/11	1	0.01%	0.01%	1.00000	0.000%
rebate account	12526104	money mkt fund	WF Govt Fund	12/31/10	01/01/11	14,482	0.01%	0.01%	1.00000	0.065%
						436,004				
Wells Fargo										
2007 Redevelopment Agency Tax Allocation Bonds Series A										
debt service fund	22631700	money mkt fund	WF Govt Fund	12/31/10	01/01/11	2	0.01%	0.01%	1.00000	0.000%
						2				
Wells Fargo										
2005 Lease Revenue Bond										
bond fund	18042800	money mkt fund	WF Govt Fund	12/31/10	01/01/11	131	0.01%	0.01%	1.00000	0.001%
reserve fund	18042804	money mkt fund	WF Govt Fund	12/31/10	01/01/11	2,992,753	0.01%	0.01%	1.00000	13.416%
construction fund	18042806	money mkt fund	WF Govt Fund	12/31/10	01/01/11	7,671,734	0.01%	0.01%	1.00000	34.392%
						10,664,618				47.808%
Wells Fargo										
2007 Taxable Lease Revenue Bonds - Electric Utility										
bond fund	22277600	money mkt fund	WF Govt Fund	12/31/10	01/01/11	1	0.01%	0.01%	1.00000	0.000%
interest fund	22277601	money mkt fund	WF Govt Fund	12/31/10	01/01/11	0	0.01%	0.01%	1.00000	0.000%
construction fund	22277604	money mkt fund	WF Govt Fund	12/31/10	01/01/11	6,846,632	0.01%	0.01%	1.00000	30.693%
capital interest fund	22277605	money mkt fund	WF Govt Fund	12/31/10	01/01/11	0	0.01%	0.01%	1.00000	0.000%
cost of issuance	22277606	money mkt fund	WF Govt Fund	12/31/10	01/01/11	368,052	0.01%	0.01%	1.00000	1.650%
						7,214,685				
Wells Fargo										
Automal Refinancing										
reserve fund	20350300	revenue	WF Govt Fund	12/31/10	01/01/11	62,594	0.01%	0.01%	1.00000	0.281%
reserve fund	20350303	reserve	WF Govt Fund	12/31/10	01/01/11	1,178,304	0.01%	0.01%	1.00000	5.282%
admin expenses	20350304	admin expenses	WF Govt Fund	12/31/10	01/01/11	25	0.01%	0.01%	1.00000	0.000%
						1,240,923				5.563%
						22,306,997				100.000%
Totals										
Summary of Bond Proceeds with Fiscal Agents										
Type										
1	Construction Funds					14,518,366				
2	Principal & Interest Accounts					598,716				
3	Debt Service Reserve Funds					6,786,484				
4	Custody Accounts					0				
5	Arbitrage Rebate Accounts					14,482				
6	Other Accounts					388,949				
	Total Fiscal Agent Funds					22,306,997				

CITY OF MORENO VALLEY
Treasurer's Cash and Investments Report

DEFERRED COMPENSATION FUNDS

Nationwide

Fund	Market Value as of Sept 30, 2010	Fund	Market Value as of Sept 30, 2010	Fund	Market Value as of Sept 30, 2010
Liquid Savings	\$1,050,287	Drey SmCap I	5	N B Socially Responsive Fund	8,269
Nationwide Fixed (Part Time Employee)	551,565	American Century Balanced	27	DFA US Micro Cap Port	111,029
Liquid Savings (Part Time Employees)	334,994	Am Century Growth	44,462	Federated Kaufmann Fund	476,140
Certificates of Deposit 3 years	15,681	Am Century Select	76,634	Invesco Mid Cap Core Equity	12,713
JP Morgan Mid Cap Value A	29,841	Am Century Ultra	0	Washington Mutual Inv	35,390
Bond Fund Of America	65,965	Vanguard Index 500	63,720	Nationwide InvDes Mod Cons Fund SC	9,893
Growth Fund of America	53,596	Vanguard Institutional Index	317,882	Nationwide InvDes Mod Aggr Fund	581,027
Investment Co. of America	10,870	Vanguard Wellington	14,134	Nationwide InvDes Aggr Fund	100,671
Income Fund of America	116,231	Vanguard Windsor II	42,531	Nationwide InvDes Mod Fd	347,188
Brown Cap Mgmt Inc SM Co	66,302	Vanguard Total Bond Index	125,342	Nationwide Inv Des Cons	82,411
Fidelity Independence	20,285	Putnam Voyager	0	Nationwide Large Cap Growth	42,473
Fidelity Equity Income	21,767	Templeton Foreign I	0	Nationwide Inter Val Inst Svc	22,821
Fidelity Magellan	288,087	EuroPacific Growth	257,760	Nationwide US Sm Cap Val Ins Svc	540
Certificates of Deposit 5 years	106,434	Stable Fund C	1,684,398	Nationwide Dest 2030 Inst Svc	271
Fidelity Puritan	107,499	PBHG Growth Fund	0	YL Account	178,555
Fidelity Contrafund	233,437	DWS High Income Fund A	48,898	Nationwide Dest 2025 Inst Svc	35,173
Janus Fund	41,824	DWS Strategic Value	12,491	Nationwide Dest 2020 Inst Svc	35,505
Janus Advisor Forty	61,780	Oppenheimer Global Fund A	112,867		
				Total Nationwide Deferred	\$8,057,665

ICMA

Fund	Market Value as of Sept 30, 2010	Fund	Market Value as of Sept 30, 2010
Aggressive Oppor. International	\$133,153	VT Royce Premer	1,601
	148,577	VT Ranier Small/Mid Cap Eq	27,039
All Equity Growth	82,477	VT Fidelity Contrafund	137,218
Growth and Income	171,332	VT Fidelity Magellan	0
Broad Market	46,126	VT Fidelity Diversified International	52,084
500 Stock Index	55,131	VT Allianz NFJ Div Value	39,050
Equity Income	246,690	VT Legg Mason Value	1,608
Asset Allocation	106,419	VT Fidelity Puritan	9,939
Core Bond	16,485	VT Royce Value Plus Service	5,931
Cash Management	31,845	VT TR Price Growth Stock Adv	14,474
Plus Fund	1,251,556	VT First Amer. Real Estate Secs	28,310
Savings Oriented	6,018	VT TR Price Small Cap Value	101,417
Conservative Growth	79,513	VT Third Ave Value	9,046
Traditional Growth	232,671	Inflation Protected Securities Growth Fund	67,515
Long-Term Growth	272,782	VT PIMCO Total Return	190,094
Milestone 2030	9,031	VT PIMCO High Yield	77,896
Milestone 2035	8,704	VT Eaton Vance Lag Cap Value	125,565
Milestone 2040	637		0
Overseas Equity Index fund	56,928		
Vantage Point Mid/Sml Index	1,612	Total ICMA	\$3,840,474

Summary by Plan

	Market Value as of Sept 30, 2010
Total Nationwide	\$8,057,665
Total ICMA	3,840,474
Total Deferred Compensation Plans	\$11,898,139

Summary by Investment Type

	Market Value as of Sept 30, 2010
Savings Deposits and CD's	\$1,936,846
Mutual Funds	9,961,293
Total Deferred Compensation Plans	\$11,898,139

BOND MARKET REVIEW

A MONTHLY REVIEW OF
FIXED INCOME MARKETS



WHAT'S INSIDE

MARKET SUMMARY..... 1
YIELD CURVE
CURRENT YIELDS

ECONOMIC ROUND-UP..... 2
CREDIT SPREADS
ECONOMIC INDICATORS

NEW YEAR, NEW CHALLENGES..... 3

Since 1988, Chandler Asset Management has specialized in the management fixed income portfolios. Chandler's mission is to provide fully customizable, client-centered portfolio management that preserves principal, manages risk and generates income in our clients' portfolios.

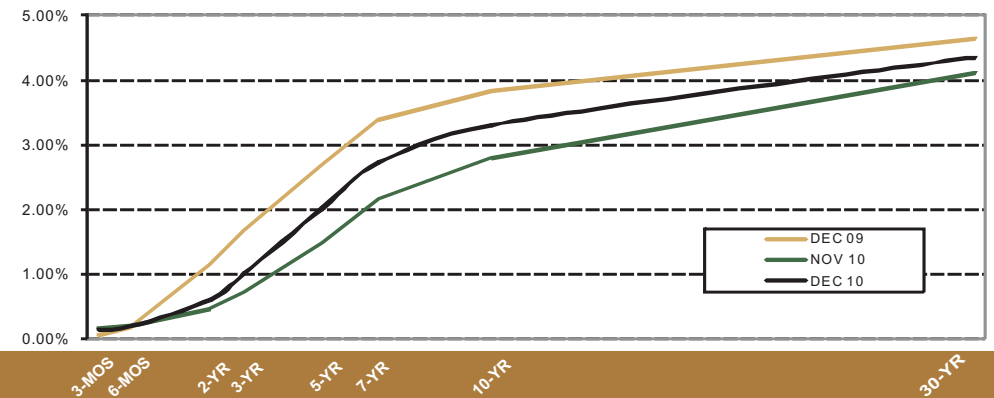
MARKET SUMMARY

During December, market participants reacted to a series of better than expected economic reports by increasing their forecasts for future economic growth. As a result, Treasury yields moved higher, led by five year Treasuries (+55 basis points) and seven year Treasuries (+57 basis points).

Housing starts, leading economic indicators, and various manufacturing activity indicators all pointed to stronger growth, as did reports from retailers of strong holiday sales. However, the jobs report was somewhat disappointing, and the labor market has not picked up significantly, making it unlikely that the economy is poised to enter a truly robust growth phase.

Although commodity prices have been increasing, inflation readings remain tame with the Core CPI (ex-food & energy) report indicating a year-over-year increase of only 0.8%. Although fears of deflation have dissipated, most economists forecast continued moderate inflation well into 2011. The Federal Reserve maintains its exceptionally easy monetary policy, and continues to purchase longer-dated Treasury securities in an effort to promote economic growth. The next Fed meeting is January 26, and most market participants expect no change in Fed policy at least through mid-2011.

TREASURY YIELDS HIGHER IN DECEMBER



Treasury yields ended the month higher as market participants reacted to a series of positive economic reports. Longer-term Treasury yields remain higher than shorter-term yields.

YIELDS	12/31/10	11/30/10	CHANGE
3 Month	0.12	0.16	(0.04)
2 Year	0.60	0.45	0.15
3 Year	1.00	0.70	0.30
5 Year	2.02	1.46	0.56
7 Year	2.72	2.15	0.57
10 Year	3.30	2.79	0.51
30 Year	4.35	4.11	0.24

ECONOMIC ROUNDUP

CONSUMER PRICES

In November, the CPI showed that consumer prices increased 1.1% on a year-over-year basis. The year-over-year Core CPI (CPI less food and energy) increased at a 0.8% rate. Although some producer prices have begun to increase, prices on consumer goods appear stable at this point. Many economists believe that inflation will remain moderate over the next 12 months, and fears of deflation appear to have somewhat subsided.

RETAIL SALES

In November, Retail Sales rose 7.7% on a year-over-year basis. Consumer spending has rebounded from the depths of the recession, and recent activity has been promising; however, activity still falls short of the heights of the previous economic expansion. Consumers remain somewhat cautious due to job losses, home price declines, and a general tightening of credit standards.

LABOR MARKETS

The December employment report showed that the economy added 103,000 jobs: fewer than the market was expecting. However, the unemployment rate declined to 9.4% (from 9.8%), and previous payroll figures were revised somewhat higher. Overall, the latest employment report was somewhat disappointing, and the tepid recovery in the labor market is likely to continue restraining economic growth.

HOUSING STARTS

Single-family housing starts rose 6.9% in November. This was a positive report, and market participants will watch closely to see whether it marks the start of a gradual pickup in the housing recovery. The impact of recent increases in mortgage rates will also bear monitoring.

CREDIT SPREADS MIXED

CREDIT SPREADS	Spread to Treasuries (%)	One Month Ago (%)	Change
3-month top-rated commercial paper	0.17	0.09	0.08
2-year AA corporate note	0.40	0.44	(0.04)
5-year AA corporate note	0.61	0.70	(0.09)
5-year Agency note	0.35	0.20	0.15

Source: Bloomberg

Data as of 12/31/2010

MIXED ECONOMIC DATA

ECONOMIC INDICATOR	Current Release	Prior Release	One Year Ago
Trade Balance	(38.71) \$Bln OCT 10	(44.60) \$Bln SEP 10	(32.30) \$Bln OCT 09
GDP	2.60% SEP 10	1.70% JUN 10	1.60% SEP 09
Unemployment Rate	9.40% DEC 10	9.80% NOV 10	9.90% DEC 09
Prime Rate	3.25% DEC 10	3.25% NOV 10	3.25% DEC 09
CRB Index	332.80 DEC 10	301.41 NOV 10	283.38 DEC 09
Oil (West Texas Int.)	\$91.38 DEC 10	\$84.11 NOV 10	\$79.36 DEC 09
Consumer Price Index (y/o/y)	1.10% NOV 10	1.20% OCT 10	1.80% NOV 09
Producer Price Index (y/o/y)	3.50% NOV 10	4.30% OCT 10	2.20% NOV 09
Dollar / EURO	1.34 DEC 10	1.30 NOV 10	1.43 DEC 09

Source: Bloomberg

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Page 2

NEW YEAR, NEW CHALLENGES

The financial turmoil of the past few years has left investors in a vastly altered investment landscape. Up for reconsideration are such basic investing concepts as yield structures and sector allocation. Confounding this situation is the need to keep abreast of an ever-expanding body of knowledge that includes changing asset classes and regulatory reform.

This article will consider areas of uncertainty that are challenging investors now. Persistent low interest rates are compelling investors to reassess their portfolios' maturity structures. Less surprising are the uncertainties presented by evolving asset classes and regulation. What newly developed or still evolving securities or asset classes will be appropriate for conservative investors? What form will regulation take?

Low Rates/ Flatter Yield Curve

The current market environment is characterized by persistently low short-term interest rates. As well, the yield curve has flattened. In this environment, there is an unbalanced or skewed risk/return trade-off. That is, with current short-term rates near zero, there is not much room for rates to move lower. Alternatively, rates are likely to rise at some point in the future; when they do, higher rates will tend to devalue bond portfolios. Because rates are low across the yield curve, extending maturities does not offer as much of a cushion of coupon income as might be the case in normal interest rate environments. Yet even at these levels, longer maturity investments offer significantly more return than short securities, the yield of which approaches zero.

Expanding Knowledge Base

The current post-crisis investment environment, with its great scope and pace of change has naturally led to significant uncertainty and great challenge. Let us look at what has happened in the agency sector.

Traditional Assets

Growth in the federal housing agency market (e.g., FNMA and FHLMC), during the early 1990s and ending in 2008, resulted from their issuance of increasingly greater amounts of debt to finance increased home ownership. With the perceived safety of implied federal backing, conservative bond investors gladly enjoyed the yield and safety in this market sector.

With the bursting of the housing bubble, FNMA and FHLMC are in a state of change. As Congress and regulators weigh the benefit of their traditional purpose—to foster increased home ownership—both agencies have been mandated to shrink their balance sheets. Although the federal government continues to stand in support of the housing agencies and their senior debt, their long-term existence remains in question.

Other Options

This change in a popular asset class has led conservative bond investors to consider alternative investment options beyond the traditional asset classes of treasuries and agencies.

Municipal Bonds

Build America Bonds (BABs), created by Congress under The American Recovery and Reinvestment Act of 2009, had but a brief period of issuance until the Act expired at the end of 2010. BABs are municipals with a twist: the interest on BABs is taxable rather than tax-free. This makes BABs attractive to non-traditional buyers—those who may not pay income tax or who seek diversification or other benefits—instead of traditional muni investments. Like all non-government guaranteed investments, BABs expose the investor to credit risk, and those considering BABs must have the expertise to fully analyze that risk. Finally, while the end of the BABs program will likely decrease the liquidity of these bonds in the secondary market, there has been some talk in Washington of introducing a similar program at some future point.

Corporate Bonds

Investment grade corporate debt can be an attractive alternative to government securities. Like all non-government guaranteed bonds, investment in corporate notes requires analytic expertise. Not all investors have the risk tolerance and, in some cases, the authorization to buy corporate credit.

Regulation

Regulation is another area undergoing drastic change. Given the breadth of the changes, staying informed of all the nuances is challenging. In direct response to the financial crisis, and in examining the events that led to the market breakdown, one of the areas examined by the federal government has been regulation. The hope is that regulatory reform will help restore transparency and, with any luck, stability and trust in the market. The means of achieving these goals effectively is not without disagreement. Proposed regulatory changes are extremely broad ranging, and a detailed analysis is outside the scope of this article. However, to give a sense of the range of regulatory reform under consideration, take a look at this list: regulation of the housing agencies, FNMA and FHLMC, and their future role; how the government will support, monitor and regulate financial institutions and banks; how fiduciary standards are applied; the roles and responsibilities of the rating agencies to investors and other stakeholders; the role of the MSRB in protecting governmental entities as debt issuers; the structure of financial regulation and the creation of a regulator or regulatory entities to identify emerging risks and coordinate multi-agency cooperation; regulation of nonfinancial institutions failure of which could have profound systemic risks on the economy in general; registration of previously unregistered financial entities; the oversight of payments, clearing and settlement; and the authority and accountability for emergency responses.

Conclusions

The impact of the financial crisis of 2008-2009 was so broad and deep that it is far too soon for the government to have developed the necessary safeguards and solutions. Instead, investors must navigate the markets with crystal balls even more foggy than usual.

Sofia Anastopoulos, CFA
VP, Client Service

Item No. A.6

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>Rut</i>
CITY MANAGER	<i>MRS</i>

Report to City Council

TO: Mayor and City Council

FROM: Richard Teichert, Financial & Administrative Services Director

AGENDA DATE: February 22, 2011

TITLE: RECEIVE THE ANNUAL REPORT ON DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2009-2010

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Approve and accept the Annual Report on Development Impact Fees in compliance with California Government Code Section 66006; and
2. Approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees.

BACKGROUND

Government Code Section 66006 requires municipalities imposing impact fees to undertake an annual accounting of such fees within 180 days of the fiscal year end. The Code also requires that the accounting be made available for public review. The accounting must provide the beginning and ending balances for the fiscal year; receipts; disbursements; interest earned and any other income; a description of how the fees were expended during the past year; and any refunds or allocations pursuant to Government Code Section 66001(f). If fees are unexpended, whether committed or uncommitted for a period of five or more years, the report must include a finding regarding the continuing need for the fees. If a continuing need cannot be shown, State law requires that the City refund the unused, uncommitted fees. The City's report contains no such instances of unexpended and uncommitted Development Impact Fees.

DISCUSSION

The attached Annual Report on Development Impact Fees is for the fiscal year ended June 30, 2010. This report is prepared in compliance with the California Government Code Section 66006 regarding the annual accounting of impact fees. The accounting was complete and the required information was available to the public within the required time frame, 180 days subsequent to fiscal year end.

This report does not include any findings for unexpended, uncommitted fees. All funds collected and held by the City as of June 30, 2010 within each of the 14 respective Development Impact Fee funds are designated for specific capital projects, consistent with the Development Impact Fee Study Final Report approved by the City Council on October 25, 2005, and the Capital Improvement Plan approved by the City Council on June 30, 2009.

This report, however, does make a finding for continuing to hold previously collected development impact fees. This finding is supported by fact that all fees collected and held by the City as of June 30, 2009 are designated for specific capital projects, consistent with the Development Impact Fee Study Final Report approved by the City Council on October 25, 2005, and the Capital Improvement Plan approved by the City Council on June 22, 2010.

ALTERNATIVES

The following alternatives are available to the City Council:

1. Approve and accept the Annual Report on Development Impact Fees in compliance with California Government Code Section 66006 and approve the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees. ***Staff recommends this alternative.***
2. Approve and accept the Annual Report on Development Impact Fees in compliance with California Government Code Section 66006 but reject the finding that staff has demonstrated a continuing need to hold unexpended Development Impact Fees. ***Staff does not recommend this alternative in that this action could result in the need to refund unexpended fees such that projects and debt service intended to be funded through these fees would be left without a funding source.***

FISCAL IMPACT

There is no fiscal impact resulting from the recommended action; the information included in the staff report is provided to comply with State law.

CITY COUNCIL GOALS

Revenue Diversification and Preservation. Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

Public Facilities and Capital Projects. Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

SUMMARY

Government Code Section 66006 requires municipalities that impose impact fees to render an annual accounting of such fees and to provide findings that support the retention of any fees that have been held in excess of five years and remain unexpended or have not been committed to projects. The City has no Development Impact Fees that are unexpended or uncommitted for a period of five years or more. The information included in this staff report is provided to comply with State law.

NOTIFICATION

Publication of the agenda

ATTACHMENTS/EXHIBITS

Attachment 1 - Annual Report on Development Impact Fees for the Fiscal Year Ended June 30, 2010

Prepared By:
Brooke McKinney
Treasury Operations Division Manager

Department Head Approval:
Richard Teichert
Financial & Administrative Services Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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**City of Moreno Valley
Annual Report on Development Impact Fees
For the Fiscal Year Ended June 30, 2010**

Pursuant to Government Code Section 66006, the following report on the receipt, use and retention of development impact fees for fiscal year ended June 30, 2010 is hereby presented to the City Council for review and approval.

Fund Number Fund Name	Beginning Fund Balance July 1, 2009	Receipts	Disbursements	Ending Fund Balance June 30, 2010
00201 Arterial Streets Development Impact Fee	\$ 10,325,863	\$ 107,104	\$ (2,955,944)	\$7,477,023
00202 Traffic Signal Development Impact Fee	\$ 3,279,069	\$ 30,525	\$ (1,374,380)	\$1,935,214
00203 Fire Facility Development Impact Fee	\$ 1,097,891	\$ 72,013	\$ (257,328)	\$ 912,576
00204 Police Facility Development Impact Fee	\$ -	\$ 36,150	\$ (36,150)	\$ -
00205 Parkland Facilities Development Impact Fee	\$ 2,483,914	\$ 167,886	\$ -	\$2,651,800
00206 Quimby In-Lieu Park Fee	\$ 1,849,012	\$ 92,077	\$ -	\$1,941,089
00207 Recreation Center Development Impact Fee	\$ -	\$ 88,406	\$ (88,406)	\$ -
00208 Libraries Development Impact Fee	\$ 3,904,799	\$ 174,758	\$ -	\$4,079,557
00209 City Hall Development Impact Fee	\$ 2,134,420	\$ 90,420	\$ -	\$2,224,840
00210 Corporate Yard Development Impact Fee	\$ 27,190	\$ 29,944	\$ -	\$ 57,134
00211 Interchange Improvements Development Impact Fee	\$ 1,740,027	\$ 63,902	\$ -	\$1,803,929
00212 Maintenance Equipment Development Impact Fee	\$ 54,439	\$ 4,887	\$ -	\$ 59,326
00213 Animal Shelter Development Impact Fee	\$ -	\$ 11,771	\$ (11,771)	\$ -
00413 Capital Improvement Fund	\$ 38,487	\$ -	\$ -	\$ 38,487

The reservation of Fund Balance and disbursement information for each of the above funds is as follows:

Fund 00201- Arterial Streets Development Impact Fee

Fund Balance Designations:

Future Arterial Streets Development \$ 7,477,023

Unreserved Fund Balance None

Funds unexpended or uncommitted for five years or more None

Disbursements:

Reche Canyon Realign-Perris/Heacock-Northern City Limits 500,000

Perris Blvd Widening Ramona Expressway to Cactus 704,078

Perris Blvd Widening Ironwood to Manzanita 633,816

Debt Service – 2005 Lease Revenue Bonds Current Year 1,118,050

\$ 2,955,944

Fund 00202 Traffic Signal Development Impact Fee

Fund Balance Designations:

Future Traffic Signal Development \$ 1,935,214

Unreserved Fund Balance None

Funds unexpended or uncommitted for five years or more None

Disbursements:

Emergency Vehicle Preemption Program 1,000,000

Sunnymead Ranch/Village Rd Traffic Signal 272,000

Transportation Management Center 102,380

\$ 1,374,380

Fund 00203 Fire Facility Development Impact Fees

Fund Balance Designations:

Future Fire Facility	\$ 912,576
----------------------	------------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

Debt Service – 2005 Lease Revenue Bonds Current Year	257,328
	\$ 257,328

Fund 204 Police Facility Development Impact Fee

Fund Balance Designations:

Future Police Facility	\$ -
------------------------	------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

Debt Service – 2005 Lease Revenue Bonds Current Year	36,150
	\$ 36,150

Fund 00205 Parkland Facilities Development Impact Fee

Fund Balance Designations:

Future Parkland Facility	\$ 2,651,800
--------------------------	--------------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-
	\$ -

Fund 00206 Quimby In-Lieu Park Fee

<u>Fund Balance Designations:</u>	
Future Parkland	<u>\$ 1,941,089</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None
 <u>Disbursements:</u>	
No Disbursements	<u>-</u>
	<u>\$ -</u>

Fund 00207 Recreation Center Development Impact Fee

<u>Fund Balance Designations:</u>	
Future Recreation Center	<u>\$ -</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None
 <u>Disbursements:</u>	
Conference and Recreation Center	88,406
	<u>\$ 88,406</u>

Fund 00208 Libraries Development Impact Fee

<u>Fund Balance Designations:</u>	
Future Libraries	<u>\$ 4,079,557</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None
 <u>Disbursements:</u>	
No Disbursements	-
	<u>\$ -</u>

Fund 00209 City Hall Development Impact Fee

<u>Fund Balance Designations:</u>	
Future City Hall	<u>\$ 2,224,840</u>
Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None
 <u>Disbursements:</u>	
No Disbursements	-
	<u>\$ -</u>

Fund 00210 Corporate Yard Development Impact Fee

Fund Balance Designations:

Future Corporate Yard	\$ 57,134
-----------------------	-----------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-
	\$ -

Fund 00211 Interchange Improvements

Fund Balance Designations:

Future Interchange Improvements	\$ 1,803,929
---------------------------------	--------------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-
	\$ -

Fund 00212 Maintenance Equipment Development Impact Fee

Fund Balance Designations:

Future Maintenance Equipment	\$ 59,326
------------------------------	-----------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

No Disbursements	-
	\$ -

Fund 00213 Animal Shelter Development Impact Fee

Fund Balance Designations:

Future Animal Shelter	\$ -
-----------------------	------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Disbursements:

Animal Shelter Land Acquisition	11,771
	\$ 11,771

Fund 00413 Capital Improvement Fund

Fund Balance Designations:

Future Animal Shelter	\$ 38,487
-----------------------	-----------

Unreserved Fund Balance	None
Funds unexpended or uncommitted for five years or more	None

Fund Balance Designations	
Long Term Receivable - Koll-Oleander	38,487
	\$ 38,487

Disbursements:

No Disbursements	-
	\$ -



APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RH</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Paula Smus, Acting Library Services Division Manager

AGENDA DATE: February 22, 2011

TITLE: ACCEPTANCE OF DONATION IN THE AMOUNT OF \$13,475 BY THE MORENO VALLEY FRIENDS OF THE LIBRARY FOR THE MORENO VALLEY PUBLIC LIBRARY

RECOMMENDED ACTION

Staff recommends that the City Council accept a monetary donation from the Moreno Valley Friends of the Library in the amount of \$13,475 and authorize the increase of \$13,475 to the Moreno Valley Library FY 2010-11 operating budget.

BACKGROUND

The City's administrative policy on Donations (Fiscal Policy #3.5) requires that the City Council formally accept all donations whose estimated value exceeds \$3,000.

DISCUSSION

On October 18, 2010, the executive board of the Moreno Valley Friends of the Library approved a donation in the amount of \$13,475, to be used for the purchase of Moreno Valley Public Library's 2011 Summer Reading Program materials and incentives and the annual subscription to BookLetters, which supports the Library's page on the City web site.

The Friends of the Library (FOL) adopted its bylaws on Jan 19, 1994. Its mission is to focus public attention on library services, facilities, and needs while working to encourage gifts of books, magazines, desirable collections, endowments and bequests to the organization. The FOL maintains an ongoing used book sale in the Moreno Valley Public Library and regularly donates proceeds to the library, for use in providing

programming, supplies and equipment which the library budget might not be able to accommodate.

ALTERNATIVES

The following alternatives are available to the City Council:

1. Accept the monetary donation of \$13,475 for the purchase of 2011 Summer Reading Program materials and incentives; and to renew the annual subscription to BookLetters, which supports the Library's page on the City web site.
2. Reject the monetary donation of \$13,475 and provide further direction to staff.

FISCAL IMPACT

Accepting the \$13,475 monetary donation will allow the Library to purchase materials and incentives for the popular annual Summer Reading Program and to renew the annual subscription to BookLetters, which supports the Library's page on the City web site. The selected materials and services would be received in Fiscal Year 2010/2011. Accepting the \$13,475 donation would enable the Moreno Valley Public Library to fulfill the purpose of the donation as expressed by the donor.

Expenditure Account	Description	Current Budget	Donation Allocation	Revised Budget
21310.6235	Public Relations/Promo	\$0	\$9,925	\$9,925
21310.6252	Dues and Subscriptions	\$25,300	\$3,550	\$28,850

The expenses for these materials and services will be offset by the additional revenue, so there would be no net budgetary impact.

SUMMARY

The Moreno Valley Friends of the Library have approved a donation to the Moreno Valley Public Library in the amount of \$13,475. The express purpose of this donation is to purchase materials and incentives for the popular Summer Reading Program and to renew the annual subscription to BookLetters, which supports the Library's page on the City web site.

The City's administrative policy on Donations (Fiscal Policy #3.5) requires that the City Council formally accept all donations whose estimated value exceeds \$3,000. Staff recommends that the City Council accept the \$13,475 donation to the Moreno Valley

Public Library so that staff may fulfill the purpose of the donation as expressed by the donor.

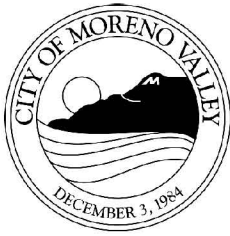
Prepared By:
 Name Paula Smus
 Title Acting Library Services Division Manager

Department Head Approval:
 Name
 Title

Concurred By:
 Name
 Title

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>See</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: John Anderson, Chief of Police

AGENDA DATE: February 22, 2011

TITLE: California Office of Traffic Safety (OTS) Grant Funding Opportunity

RECOMMENDED ACTION

Staff recommends that the City Council take the following action:

- 1) Staff recommends that the City Council approve the grant application and authorize acceptance (if awarded) of the California Office of Traffic Safety grant in the amount of \$204,581.24, entitled "DUI Enforcement and Awareness Program."

ADVISORY COMMITTEE RECOMMENDATION

On February 14, 2011, the Public Safety Sub-Committee granted the Chief of Police permission to apply for this grant and recommended the acceptance of this OTS grant opportunity.

BACKGROUND

The Moreno Valley Police Department receives grants from the Office of Traffic Safety (OTS) on a routine basis. Most grants offered through OTS are for a one year period and they run concurrently with the Federal fiscal year. We have been awarded this particular grant the past two years.

DISCUSSION

In January 2011, staff received notice of a competitive grant program offered by OTS called the "DUI Enforcement and Awareness Program." This grant can be used to fund law enforcement operations involving DUI/Driver's License checkpoints, DUI saturation patrols, DUI warrant sweeps and stakeout operations for known DUI offenders.

The Police Department is proposing to apply for this grant and if awarded, conduct approximately 10 DUI/Driver License checkpoints, 22 DUI saturation patrols, 2 DUI warrant sweep operations and 4 known DUI offender stakeout operations. We are also asking for funds to purchase a DUI Trailer to transport all of our checkpoint equipment and supplies and portable light towers, to use at our checkpoints.

In addition, we are asking for grant funds to pay for training and travel. We would like to send four officers to the annual OTS Leadership and Training Seminar. We also have a few new officers who have not attended the five day Cavanaugh and Associates DUI Seminar class. This class has proven to be a great resource in building the skills necessary to handle DUI cases.

The amount we are requesting is \$204,581.24 for FY 11/12, which we believe will assist the Police Department in enhancing traffic safety within the City of Moreno Valley as it has the past two years.

ALTERNATIVES

The Council has the following alternatives:

- 1) Approve the application and acceptance (if awarded) of the OTS Grant titled “DUI Enforcement and Awareness Program” for \$204,581.24. **Staff recommends this alternative.**
- 2) Not approve the application for the OTS Grant titled “DUI Enforcement and Awareness Program.” **Staff does not recommend this alternative.**

FISCAL IMPACT

There is no requirement to match funds associated with this grant. Therefore, there will be no impact to the General Fund.

CITY COUNCIL GOALS

The application of the OTS Grant entitled, “DUI Enforcement and Awareness Program,” will meet the City Council Public Safety Goal of providing a safe and secure environment for people and property within the community, and provide a safer environment for the motoring public utilizing the roadways within the City of Moreno Valley.

STAFF RECOMMENDATION

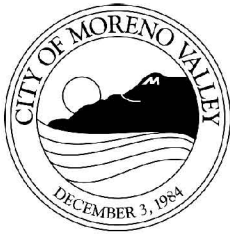
Staff recommends that the City Council approve the grant application and authorize acceptance (if awarded) of the California Office of Traffic Safety grant in the amount of \$204,581.24.

Prepared By
Launa Jimenez
Management Analyst

Department Head Approval
John Anderson
Chief of Police

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>But</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council and Redevelopment Agency Chairperson and Board of Directors

FROM: Chris A. Vogt, Public Works Director/City Engineer

AGENDA DATE: February 22, 2011

TITLE: APPROVE RE-APPROPRIATION OF FUNDS AND AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH HILLCREST CONTRACTING, INC. FOR DAY STREET ROADWAY IMPROVEMENTS FROM ALESSANDRO BOULEVARD TO COTTONWOOD AVENUE
PROJECT NO. 02-89266920

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Hillcrest Contracting, Inc. up to, but not exceeding, the contingency amount of \$28,200, subject to the approval of the City Attorney.
2. Authorize a full road closure of Day Street from Alessandro Boulevard to Cottonwood Avenue, including adjacent side streets, as necessary, for the construction of roadway improvements from February 2011 to April 2011.
3. Authorize the Public Works Director/City Engineer to allow for an additional 60 day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues.

Staff recommends that the Community Redevelopment Agency:

1. Re-appropriate \$232,000 from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue).

2. Authorize a Change Order to increase the Purchase Order with Hillcrest Contracting, Inc., in the amount of \$192,000 for Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue (Account No. 897.91724).
3. Authorize the City Manager, acting in his capacity as the Executive Director for the Community Redevelopment Agency of the City of Moreno Valley, to execute the Change Order to the Purchase Order for Hillcrest Contracting, Inc. in the form attached hereto on behalf of the Community Redevelopment Agency.

BACKGROUND

This project involves the rehabilitation of Day Street from Alessandro Boulevard to Cottonwood Avenue, including street, signing, striping, waterline, utility relocation, and other related road improvements. Street improvements are an authorized activity under Section 319 of the Moreno Valley Community Redevelopment Agency's (RDA) Redevelopment plan.

An agreement with AEI-CASC was signed by the Mayor on February 22, 2006 to complete required environmental documentation, right of way documents, and the design plans and specifications. The environmental document, a Negative Declaration, was adopted by City Council on September 11, 2007. On November 10, 2009, City Council authorized the City Attorney to file the appropriate actions in Eminent Domain in order to secure necessary right of way for the project. The Riverside County Court granted the order of possession on February 10, 2010 and the City obtained possession of the right of way on March 15, 2010. The project was advertised for construction bids on March 18, 2010 and City Council awarded the construction contract to Hillcrest Contracting, Inc. on May 25, 2010.

DISCUSSION

Hillcrest Contracting, Inc. started the construction of the Day Street Roadway Improvements work in July 2010 and all contract improvements have been completed, with the exception of the asphalt concrete cap and punch list items.

There have been three (3) contract change orders processed through Hillcrest Contracting, Inc. (Hillcrest) that thus far total approximately \$225,348. Collectively, these changes include, but are not limited to, exposing & filling an abandoned well, additional grading for curb and gutter and Edison vault, walls, drilling for and installation of sidewalk drains, handrail, gates, fencing, traffic signal related work, waterline related work, asphalt concrete removal, driveway construction, grading and excavation, and increased quantities for various contract items. The contractual expenditures are still within the City Council authorized Purchase Order amount and to date the approximate Purchase Order total expended is \$1,888,486.05, with a remaining balance of \$24,122.71.

During the course of construction, a major design error was discovered pertaining to the design and construction of a portion of the street curb and gutter tied to a cross gutter to facilitate surface drainage, located on Day Street south of Cottonwood Avenue. The cross gutter was to convey prevailing surface runoff within the roadway into an open field to the west perpetuating historical flows. During construction, it was discovered that that portion of the street curb, gutter, and cross gutter flow line elevation was designed approximately two feet lower than the adjacent open field grade. If left as designed and constructed, water would pond within the street up to two feet deep, thus making the street not passable to traffic. The design consultant has examined several different design options to correct the problem and provided a revised design to reconstruct approximately 525 feet of roadway, curb, gutter, and sidewalk such that the low point is removed.

The construction cost to correct this design error is approximately \$216,200 (including a 15% contingency of \$28,200). This amount will exceed the construction contract's Purchase Order amount by \$192,000; therefore, staff is requesting City Council to approve the \$192,000 Change Order to increase Hillcrest's Purchase Order to ensure the completion of the project. Because the contractor has completed the current contract work, it is important to approve the additional work so the contractor does not charge the City standby time in accordance with the Public Contract Code.

Additionally, due to the extended period of time required to manage, inspect, and administer the project, staff requests that an additional \$40,000 be re-appropriated to the project. This brings the total amount to be re-appropriated to the project to \$232,000.

Staff is continuing to work with the design consultant and the contractor to maximize the utility of the revised design. Staff, however, has notified the design consultant that the City intends to pursue full reimbursement of the additional construction and administrative costs that resulted from the consultant's design error.

ALTERNATIVES

1. Authorize the Public Works Director/City Engineer to execute any subsequent `not exceeding, the contingency amount of \$28,200, subject to the approval of the City Attorney, authorize a full road closure of Day Street from Alessandro Boulevard to Cottonwood Avenue, including adjacent side streets, as necessary, for the construction of roadway improvements from February 2011 to April 2011, authorize the Public Works Director/City Engineer to allow for an additional 60 day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues, re-appropriate \$232,000 from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue), authorize a Change Order to increase the Purchase Order with Hillcrest Contracting, Inc., in the amount of \$192,000 for Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue (Account No. 897.91724), and authorize the City

Manager, acting in his capacity as the Executive Director for the Community Redevelopment Agency of the City of Moreno Valley, to execute the Change Order to the Purchase Order for Hillcrest Contracting, Inc. in the form attached hereto on behalf of the Community Redevelopment Agency. *This alternative will allow for the completion of much needed improvements.*

2. Do not authorize the Public Works Director/City Engineer to execute any subsequent related minor change orders to the contract with Hillcrest Contracting, Inc. up to, but not exceeding, the contingency amount of \$28,200, subject to the approval of the City Attorney, do not authorize a full road closure of Day Street from Alessandro Boulevard to Cottonwood Avenue, including adjacent side streets, as necessary, for the construction of roadway improvements from February 2011 to April 2011, do not authorize the Public Works Director/City Engineer to allow for an additional 60 day extension to the proposed road closure window if the project is delayed due to unforeseen construction issues, do not re-appropriate \$232,000 from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue), do not authorize a Change Order to increase the Purchase Order with Hillcrest Contracting, Inc., in the amount of \$192,000 for Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue (Account No. 897.91724), and do not authorize the City Manager, acting in his capacity as the Executive Director for the Community Redevelopment Agency of the City of Moreno Valley, to execute the Change Order to the Purchase Order for Hillcrest Contracting, Inc. in the form attached hereto on behalf of the Community Redevelopment Agency. *This alternative will delay the completion of needed improvements.*

FISCAL IMPACT

The Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue project construction phase by Hillcrest Contracting, Inc. was funded with RDA 2007 Tax Allocation Bonds (TABS) funds as budgeted in Fiscal Year 2010-2011. An increase of \$192,000 is requested to increase the Purchase Order (No. 39327) for Hillcrest Contracting, Inc. to cover the cost of reconstructing a portion of the vertical realignment due to a design error. Also, staff requests that an additional \$40,000 be re-appropriated to the project in order to continue managing, inspecting, and administrating the project. This brings the total amount to be re-appropriated from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue) to \$232,000, which represents a 10.6 percent increase to the current project budget. The total final construction cost will be determined upon completion of the project. The fiscal impact to the SR-60 / Nason Street Overcrossing Bridge project due to the re-appropriation is expected to be negligible, as staff believes that this project is adequately funded. The City Council has previously approved the Capital Improvement Project Budget funding for the Day Street from Alessandro Boulevard to Cottonwood Avenue Improvements project and it cannot be utilized for operational activities. There is no impact on the General Fund.

AVAILABLE BUDGETED FUNDS (ACCOUNT NO. 897.91724):

Fiscal Year 2010-2011 Budget.....	\$2,181,377
Fiscal Year 2010-2011 Re-appropriation Request	<u>\$232,000</u>
Fiscal Year 2009-2010 Available Budgeted Funds	\$2,413,377

ESTIMATED CONSTRUCTION RELATED COSTS:

Design Support Services during Construction.....	\$20,000
Right of Way.....	\$40,000
Existing PO No. 35423 for Hillcrest.....	\$1,912,600
Increase in PO No. 35423 for Hillcrest (incl. 15% contingency)	\$192,000
Construction Geotechnical Services.....	\$25,000
Construction Survey Services	\$43,400
Construction Inspection Services	\$22,000
Project Administration and City Inspection	\$120,000
Miscellaneous Costs	<u>\$10,000</u>
Total Estimated Construction Related Costs.....	\$2,385,000

ANTICIPATED PROJECT SCHEDULE

Begin Construction.....	July 2010
Complete Construction.....	April 2011

CITY COUNCIL GOALS

PUBLIC SAFETY:

Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work, and visit the City of Moreno Valley.

PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

POSITIVE ENVIRONMENT:

Create a positive environment for the development of Moreno Valley's future.

SUMMARY

Hillcrest Contracting, Inc. has been constructing the roadway improvements on the Day Street between Alessandro Boulevard and Cottonwood Avenue project. The improvements have included street, signing, striping, waterline, utility relocation, and other related road improvements. Due to a design error causing approximately 525 feet of roadway to require vertical realignment, staff is requesting City Council to approve the Change Order to increase Hillcrest's Purchase Order by \$192,000. Staff also requests that an additional \$40,000 be re-appropriated to the project in order to

continue managing, inspecting, and administrating the project. This brings the total amount to be re-appropriated to the project to \$232,000.

NOTIFICATION

Local residents, law enforcement, the Fire Department, and the school district will be notified of the extended construction time frame. Construction notification signs have been installed to notify commuters, businesses, and residents of the construction work.

ATTACHMENTS

Attachment "A" – Location Map

Attachment "B" – Change Order to the Purchase Order Form

Prepared By:
Lorenz R. Gonzales, P.E.
Senior Engineer

Department Head Approval:
Barry Foster
Economic Development Director

Concurred By:
Prem Kumar, P.E.
Deputy Public Works Director/Assistant City Engineer

Department Head Approval:
Chris A. Vogt, P.E.
Public Works Director/City Engineer

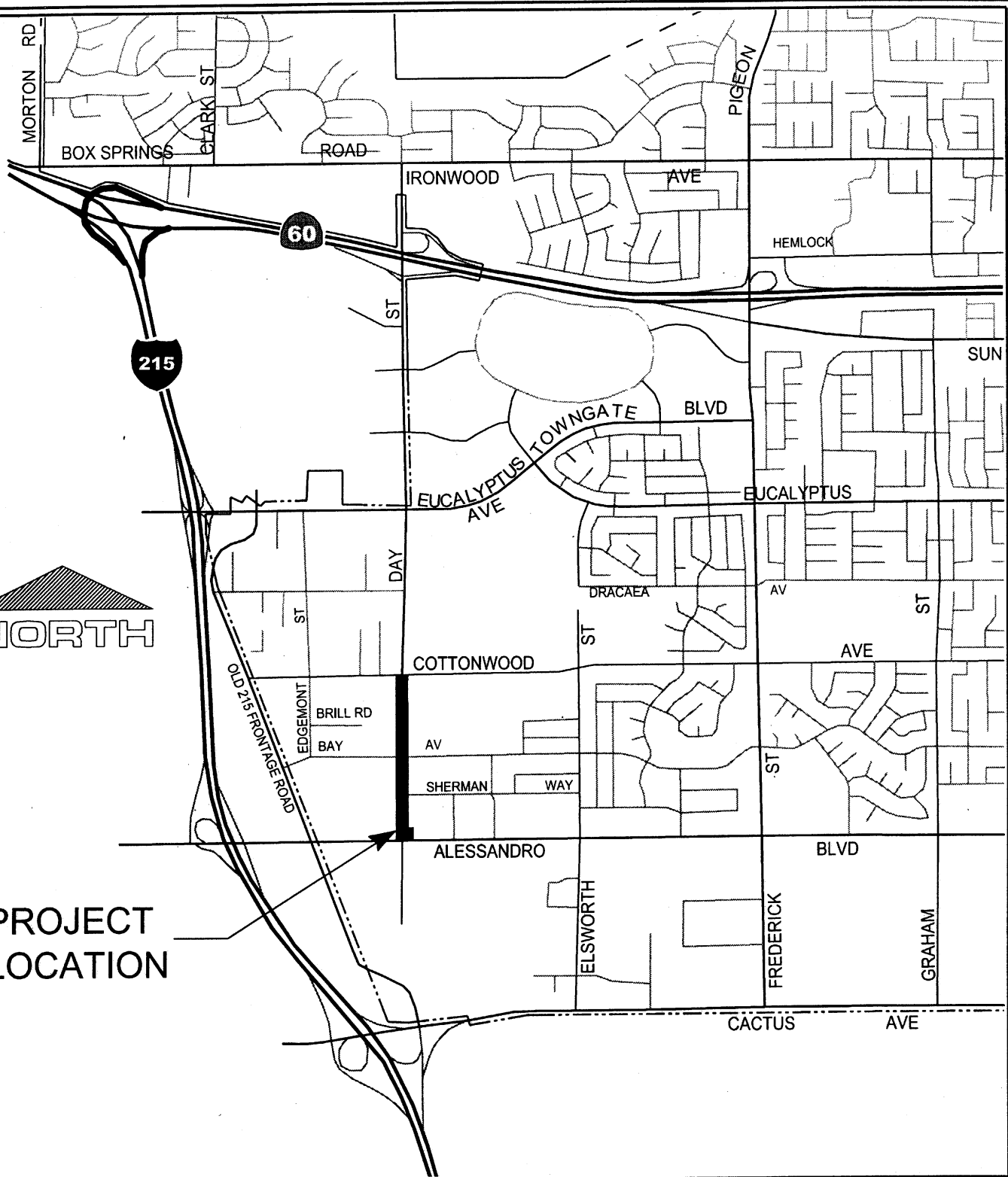
Concurred By:
Michele Patterson
Redevelopment & Neighborhood Programs Administrator

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

W:\CapProj\CapProj\PROJECTS\Larry - 02-89266920 - Day St\CC Reports\CO Staff Report (CC 02-22-11)\Staff Report - CO to increase PO (CC 022211) Final.doc



PROJECT
LOCATION



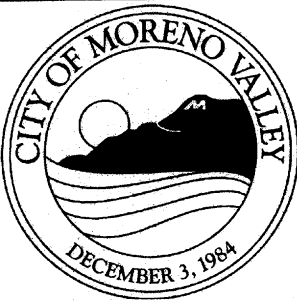
LOCATION MAP

Public Works Department
Capital Projects Division

Scale: None

ATTACHMENT "A"

DAY STREET ROADWAY IMPROVEMENTS
FROM ALESSANDRO BOULEVARD TO COTTONWOOD AVENUE
PROJECT NUMBER 02-89266920



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CHANGE ORDER FORM

CITY OF MORENO VALLEY, CA

TODAY'S DATE: 2/9/11

VENDOR NAME:

Hillcrest Contracting, Inc.

VENDOR NO #

ORIGINAL PO NUMBER

1718452

39327

Project Number:

02-89266920

DESCRIPTION OF NEEDED CHANGE

Note: If text does not fill across the row shorten the text (under 260 characters) and use two or more rows

COST
(use negative sign to reduce amount)

Change Order to increase PO # 39327 for additional costs for the vertical realignment of a section of Day Street south of Cottonwood Avenue for the Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue project.

\$192,000.00

Notes:

Change Order Sub Total from Above:

\$192,000.00

Original P.O. and Prior Change Order Amount:

\$1,912,608.76

Revised Total Spend: \$2,104,608.76

Signatures below are based on the total accumulated expenditure amount of original PO and all subsequent change orders (Revised Total Spend).

Business Unit and Expenditure Code

(e.g. 31510.6221.225)

Split Amounts

Cannot split between fund numbers

Percentage Split
(to split, fill in % amounts below to equal 100%)

Requested by:

Date:

897.91724.7200

Division Manager (\$15k)

Date:

100.0%

Department Head (\$30K)

Date:

\$2,104,608.76

Financial & Admin. Svcs. Director (\$50K)

Date:

Split Allocated Total Spend:

City Manager (\$100K)

Date:

\$2,104,608.76

Purchasing Manager's Signature:

Date:

Budget Appropriation Adjustment Form



City of Moreno Valley
 14177 Frederick Street
 Moreno Valley, CA 92552
www.moval.org

1 Date: February 9, 2011
 2 Department: Public Works
 3 Division: Capital Projects Division

4 **Type of Adjustment:**

- 5 A) New/Additional Appropriations (Expense) from Reserves/Fund Balance
 6 Required Signatures: 1: City Council
- 7 B) New/Additional Appropriations (Expense) with offsetting Revenue (no net budgetary impact).
 8 Required Signatures: 1: Requestor 2: Dept. Head 3: Bdgt. Officer 4: FASD Director 5: City Manager
- 9 C) Transfers between Funds & Departments (no net budgetary impact)
 10 Required Signatures: 1: Requestor 2: Dept. Head 3: Bdgt. Officer 4: FASD Director 5: City Manager
- 11 D) Transfers between Capital Improvement Plan (CIP) projects (no net budgetary impact)
 12 Required Signatures: 1: Requestor 2: Dept. Head 3: Bdgt. Officer 4: FASD Director 5: City Manager
- 13 E) Transfers between Division, Business Units & Object Codes within the same Department & Fund (no net budgetary impact)
 14 Required Signatures: 1: Requestor 2: Dept. Head 3: Bdgt. Officer 4: FASD Director

Council Action Date

Council Action No.

- 15 Revenue Fund Balance

Fund	Program/ Business Unit	Account/ Object Code	Current Budget	Increase/ (Decrease)	Revised/ Budget	Justification/Reason for Budget Appropriation Adjustment
					\$0	
					\$0	
					\$0	
					\$0	
TOTAL			\$0	\$0	\$0	

22 **Expense**

Fund	Program/ Business Unit	Account/ Object Code	Current Budget	Increase/ (Decrease)	Revised/ Budget	Justification/Reason for Budget Appropriation Adjustment
897	91724	7200	\$2,181,377	\$232,000	\$2,413,377	Funds are needed for the reconstruction of approximately 525 feet of roadway, curb, gutter, and sidewalk to convey prevailing surface runoff within the roadway into an open field to the west. The SR-60/Nason Overcrossing is adequately funded.
897	91728	7200	\$3,152,612	(\$232,000)	\$2,920,612	
					\$0	
TOTAL			\$5,333,989	\$0	\$5,333,989	

29 **Transfer OUT (From)**

Fund	Program/ Business Unit	Account/ Object Code	Current Budget	Increase/ (Decrease)	Revised/ Budget	Justification/Reason for Budget Appropriation Adjustment
		6923			\$0	
		6923			\$0	
TOTAL			\$0	\$0	\$0	

34 **Transfer IN (To)**

Fund	Program/ Business Unit	Account/ Object Code	Current Budget	Increase/ (Decrease)	Revised/ Budget	Justification/Reason for Budget Appropriation Adjustment
		4701			\$0	
		4701			\$0	
TOTAL			\$0	\$0	\$0	

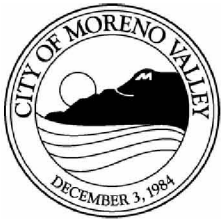
39 Prepared by: Requestor Linda Wilson Extension: 3132 Date: 02/09/11

40 Authorization: Department Head _____ Extension: _____ Date: _____

41 Approval as to Funds: Budget Officer _____ Extension: _____ Date: _____

42 Authorization: Fin. & Admin. Svcs. Dir. _____ Extension: _____ Date: _____

_____ Manager Extension: _____ Date: _____



APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RA</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Chris A. Vogt, P.E., Public Works Director/City Engineer

AGENDA DATE: February 22, 2011

TITLE: PA07-0090 – APPROVAL OF AMENDMENT NO. 1 TO THE COOPERATIVE AGREEMENT FOR MORENO MASTER DRAINAGE PLAN LINE F, STAGE 3, LINE D, LINE D-5, LINE D-6, AND LINE F SINCLAIR STREET STORM DRAIN, ASSOCIATED WITH THE HIGHLAND FAIRVIEW LOGISTICS CORPORATE PARK, BETWEEN THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, CITY OF MORENO VALLEY, AND HF LOGISTICS-SKX T1, LLC, HF LOGISTICS-SKX T2, LLC, HIGHLAND FAIRVIEW PARTNERS I, HIGHLAND FAIRVIEW PARTNERS II, HIGHLAND FAIRVIEW PARTNERS III, AND HIGHLAND FAIRVIEW PARTNERS IV

BETWEEN STATE ROUTE 60 AND EUCALYPTUS AVENUE, AND REDLANDS BOULEVARD AND THEODORE STREET

DEVELOPER: HF LOGISTICS – SKX T1, LLC
14425 CORPORATE WAY
MORENO VALLEY, CA 92553

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Approve Amendment No. 1 to the Cooperative Agreement between Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and HF Logistics-SKX T1, LLC, HF Logistics-SKX T2, LLC, Highland Fairview Partners I, Highland Fairview Partners II, Highland Fairview Partners III, and Highland Fairview Partners IV for Moreno Master Drainage Plan Line F, Stage 3, Line D, Line D-5, Line D-6, and Line F Sinclair Street Storm Drain improvements.

2. Authorize the Mayor to execute Amendment No. 1 to the Cooperative Agreement contingent upon the Developer providing the City with an executed version of the Amendment No. 1 from the County Board of Supervisors.

ADVISORY BOARD/COMMISSION RECOMMENDATION

Not applicable.

BACKGROUND

On August 24, 2010 the City Council of the City of Moreno Valley approved the Cooperative Agreement between the District, the City, and the Developer for certain master drainage plan storm drain facilities. The improvements consist of construction of the following storm drain lines: Line F, Stage 3; Line D; Line D-5; Line D-6; and Line F Sinclair Street Storm Drain.

Recently, the Developer met with the District and the City to propose that the agencies allow for a partial reduction of the Faithful Performance Bond when the drainage facilities are substantially complete rather than at completion as per the original terms of the Cooperative Agreement. All three parties are in agreement to the proposed change. The District has scheduled Amendment No. 1 to the Cooperative Agreement for their Board of Supervisors Meeting on February 15, 2011 in advance of the February 22, 2011 City Council meeting.

DISCUSSION

The City is holding a Faithful Performance Bond and Material and Labor Bond on behalf of the District for their master plan drainage facilities. Both the District and the City agree that the master plan drainage facilities are substantially complete. Prior to the partial bond reduction, the City will ensure that ten-percent of the total Faithful Performance Bond will remain in place to serve as warranty of the improvements. Therefore, the City agrees to the proposed Amendment No. 1 to the Cooperative Agreement which will revise Section I.7 to allow the reduction of the Faithful Performance Bond when the master plan drainage facilities are substantially complete.

ALTERNATIVES

1. Approve Amendment No. 1 to the Cooperative Agreement between Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and HF Logistics-SKX T1, LLC, HF Logistics-SKX T2, LLC, Highland Fairview Partners I, Highland Fairview Partners II, Highland Fairview Partners III, and Highland Fairview Partners IV for Moreno Master Drainage Plan Line F, Stage 3, Line D, Line D-5, Line D-6, and Line F Sinclair Street Storm Drain improvements. Authorize the Mayor to execute Amendment No. 1 to the Cooperative Agreement

contingent upon the Developer providing the City with an executed version of the Amendment No. 1 from the County Board of Supervisors.

2. Do not approve Amendment No. 1 to the Cooperative Agreement between Riverside County Flood Control and Water Conservation District, the City of Moreno Valley, and HF Logistics-SKX T1, LLC, HF Logistics-SKX T2, LLC, Highland Fairview Partners I, Highland Fairview Partners II, Highland Fairview Partners III, and Highland Fairview Partners IV for Moreno Master Drainage Plan Line F, Stage 3, Line D, Line D-5, Line D-6, and Line F Sinclair Street Storm Drain improvements. Do not authorize the Mayor to execute Amendment No. 1 to the Cooperative Agreement contingent upon the Developer providing the City with an executed version of the Amendment No. 1 from the County Board of Supervisors. *Not approving staff's recommendation would result in waiting until the master plan drainage facilities are completed entirely before granting a Faithful Performance Bond reduction.*

FISCAL IMPACT

No fiscal impact is anticipated.

CITY COUNCIL GOALS

PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

NOTIFICATION

Publication of agenda.

EXHIBITS

Exhibit "A" - Vicinity Map

Exhibit "B" – Location Map

Exhibit "C" – Amendment No. 1 to the Cooperative Agreement (Original Pending)

Exhibit "D" – Cooperative Agreement with Exhibits

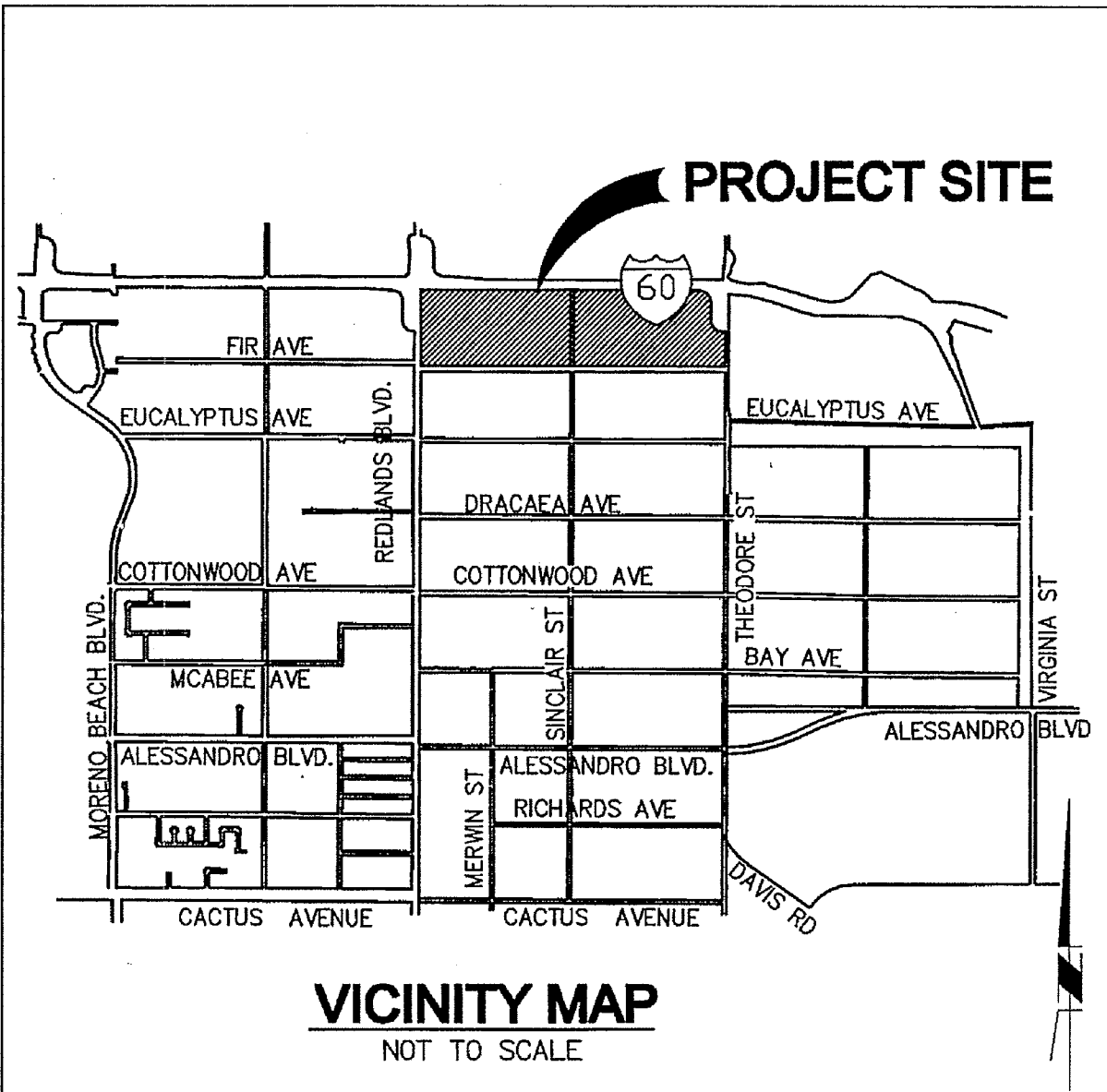
Prepared By
Clement Jimenez, P.E..
Senior Engineer

Department Head Approval
Chris A. Vogt, P.E..
Public Works Director/City Engineer

Concurred By
Mark W. Sambito, P.E..
Engineering Division Manager

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

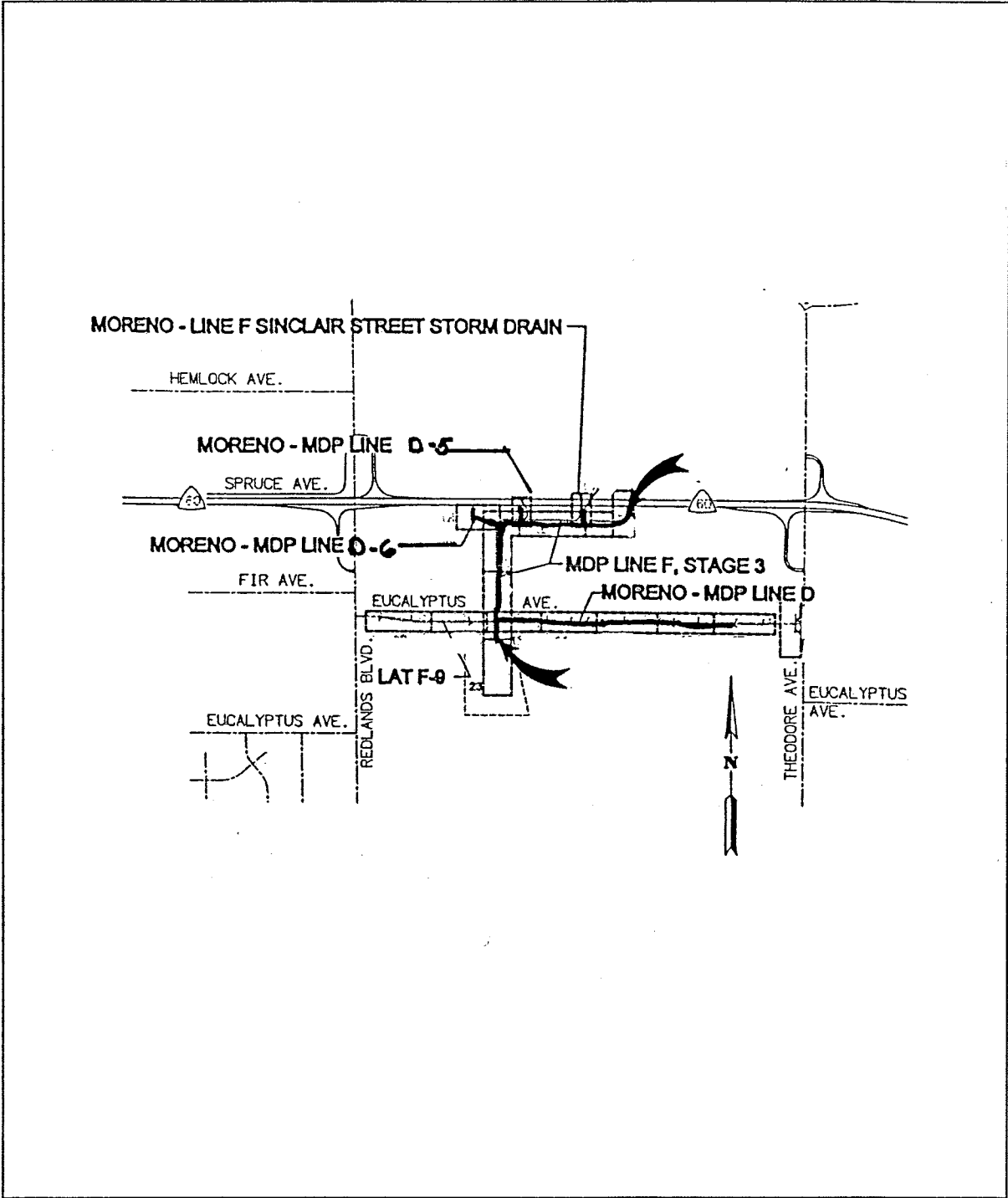
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<p>CITY OF MORENO VALLEY PUBLIC WORKS - LAND DEVELOPMENT Exhibit "A"</p>	<p>PA07-0090 VICINITY MAP</p>
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**CITY OF MORENO VALLEY
PUBLIC WORKS - LAND DEVELOPMENT
Exhibit "B"**

**PA07-0090
LOCATION MAP**

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COOPERATIVE AGREEMENT

Moreno MDP Line F, Stage 3

Moreno MDP Line D

Moreno MDP Line D-5

Moreno MDP Line D-6

Moreno – Line F Sinclair Street Storm Drain

(Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743)

(Parcel Map No. 35629)

The RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, hereinafter called "DISTRICT", the CITY OF MORENO VALLEY, hereinafter called "CITY", and HF LOGISTICS-SKX T1, LLC, a Delaware limited liability company, HF LOGISTICS-SKX T2, LLC, a Delaware limited liability company, HIGHLAND FAIRVIEW PARTNERS I, a California general partnership, HIGHLAND FAIRVIEW PARTNERS II, a California general partnership, HIGHLAND FAIRVIEW PARTNERS III, a California general partnership, and HIGHLAND FAIRVIEW PARTNERS IV, a California general partnership, hereinafter together called "DEVELOPERS", hereby agree as follows:

RECITALS

A. DEVELOPERS have submitted for approval Parcel Map No. 35629 in the City of Moreno Valley and as a condition for approval DEVELOPERS must construct certain flood control facilities in order to provide flood protection and drainage for DEVELOPERS' planned development; and

B. The required flood control facilities include construction of approximately 5,116 lineal feet of underground storm drain system, hereinafter called "DISTRICT DRAINAGE FACILITIES, as shown in concept in red on Exhibit "A" attached hereto and made a part hereof; and

Exhibit "C"

1 C. Also associated with the construction of DISTRICT DRAINAGE
2 FACILITIES is the construction of inlets, catch basins, laterals and connector pipes located
3 within CITY'S right of way, hereinafter called "APPURTENANCES". Together, DISTRICT
4 DRAINAGE FACILITIES and APPURTENANCES are hereinafter called "PROJECT"; and

5 D. DEVELOPERS and CITY desire DISTRICT to accept ownership and
6 responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES.
7 Therefore, DISTRICT must review and approve DEVELOPERS' plans and specifications for
8 PROJECT and subsequently inspect the construction of DISTRICT DRAINAGE FACILITIES;
9 and
10

11 E. DEVELOPERS and DISTRICT desire CITY to accept ownership and
12 responsibility for the operation and maintenance of APPURTENANCES. Therefore, CITY
13 must review and approve DEVELOPERS' plans and specifications and subsequently inspect the
14 construction of PROJECT; and
15

16 F. DISTRICT is willing to (i) review and approve DEVELOPERS' plans and
17 specifications for PROJECT, (ii) inspect the construction of DISTRICT DRAINAGE
18 FACILITIES, and (iii) accept ownership and responsibility for the operation and maintenance of
19 DISTRICT DRAINAGE FACILITIES, provided DEVELOPERS (i) comply with this
20 Agreement, (ii) pay DISTRICT the amounts specified herein to cover DISTRICT'S plan review
21 and construction inspection costs, (iii) construct PROJECT in accordance with plans and
22 specifications approved by DISTRICT and CITY, (iv) obtain all necessary permits, regulatory
23 permits, licenses and rights of entry as set forth herein, (v) accept ownership and responsibility
24 for the operation and maintenance of PROJECT following completion of PROJECT
25 construction until such time as DISTRICT accepts ownership and responsibility for the
26 operation and maintenance of DISTRICT DRAINAGE FACILITIES and CITY accepts
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1 ownership and responsibility for the operation and maintenance of APPURTENANCES, and
2 (vi) obtain and convey to DISTRICT the necessary rights of way for the inspection, operation
3 and maintenance of DISTRICT DRAINAGE FACILITIES as set forth herein; and

4 G. CITY is willing to (i) review and approve plans and specifications prepared
5 by DEVELOPERS for PROJECT, (ii) inspect the construction of APPURTENANCES, (iii)
6 accept and hold faithful performance and payment bonds submitted by DEVELOPERS for
7 DISTRICT DRAINAGE FACILITIES, (iv) grant DISTRICT the right to inspect, operate and
8 maintain DISTRICT DRAINAGE FACILITIES within CITY rights of way, (v) consent to the
9 recordation and conveyance of Irrevocable Offer(s) of Dedication furnished by DEVELOPERS
10 as provided herein, and (vi) accept ownership and responsibility for the operation and
11 maintenance of APPURTENANCES, provided PROJECT is constructed in accordance with
12 plans and specifications approved by DISTRICT and CITY.
13

14 NOW, THEREFORE, the parties hereto mutually agree as follows:
15

16 SECTION I

17 DEVELOPERS shall:

18 1. Prepare PROJECT plans and specifications, as shown in DISTRICT
19 Drawing No. 4-1007 hereinafter called "IMPROVEMENT PLANS", in accordance with
20 DISTRICT and CITY standards, and submit to DISTRICT and CITY for their review and
21 approval.
22

23 2. Continue to pay DISTRICT, within thirty (30) days after receipt of
24 periodic billings from DISTRICT, any and all such amounts as are deemed reasonably
25 necessary by DISTRICT to cover DISTRICT'S costs associated with the review of
26 IMPROVEMENT PLANS, the review and approval of all right of way and conveyance
27 documents, and with the processing and administration of this Agreement. Additionally, deposit
28

1 with CITY, any and all such amounts as are deemed reasonably necessary by CITY to cover
2 CITY'S costs associated with the review of IMPROVEMENT PLANS, the review and approval
3 of all right of way and conveyance documents, and with the processing and administration of
4 this Agreement.

5 3. Deposit with DISTRICT (Attention: Business Office – Accounts
6 Receivable), at the time of providing written notice to DISTRICT of the start of DISTRICT
7 DRAINAGE FACILITIES construction as set forth in Section I.8., the estimated cost of
8 providing construction inspection for DISTRICT DRAINAGE FACILITIES, in an amount as
9 determined and approved by DISTRICT in accordance with Ordinance Nos. 671 and 749 of the
10 County of Riverside, including any amendments thereto, based upon the bonded value of
11 DISTRICT DRAINAGE FACILITIES to be inspected, operated and maintained by DISTRICT.
12 Additionally, deposit with CITY (Attention: Public Works/Land Development), at the time of
13 providing written notice to DISTRICT of the start of PROJECT construction as set forth in
14 Section I.8., the estimated cost of providing construction inspection in an amount as determined
15 and approved by CITY in accordance with the most recent City Code and Fee Resolution of
16 CITY, including any amendments thereto.
17
18

19 4. [This Section Intentionally Left Blank.]

20 5. Secure, at its sole cost and expense, all necessary licenses, agreements,
21 permits and rights of entry as may be needed for the construction, inspection, operation and
22 maintenance of DISTRICT DRAINAGE FACILITIES. DEVELOPERS shall furnish
23 DISTRICT, at the time of providing written notice to DISTRICT of the start of construction as
24 set forth in Section I.8., with sufficient evidence of DEVELOPERS having secured such
25 necessary licenses, agreements, permits and rights of entry, as determined and approved by
26 DISTRICT.
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6. Furnish DISTRICT with copies of all permits, approvals or agreements required by any Federal or State resource and/or regulatory agency for the construction, operation and maintenance of DISTRICT DRAINAGE FACILITIES. Such documents include but are not limited to those issued by the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, California State Department of Fish and Game and State Water Resources Control Board.

7. Provide CITY, prior to providing written notice to DISTRICT of the start of construction as set forth in Section I.8., with a faithful performance bond in the amount of one hundred percent (100%) of the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT and a material and labor payment bond in the amount of fifty percent (50%) of the estimated cost for construction of the DISTRICT DRAINAGE FACILITIES as determined by DISTRICT. The surety, amount and form of the bonds shall be subject to the approval of DISTRICT and CITY. The bonds shall remain in full force and effect until DISTRICT DRAINAGE FACILITIES are accepted by DISTRICT as complete; at which time the faithful performance bond amount may be reduced to ten percent (10%) for a period of one year to guarantee against any defective work, and the Material and Labor security will be released after a period of ninety (90) days if there are no liens against the project for payment of materials or labor.

8. Notify DISTRICT in writing (Attention: Administrative Services Section), at least twenty (20) days prior to the start of construction of DISTRICT DRAINAGE FACILITIES. Construction shall not begin on any element of DISTRICT DRAINAGE FACILITIES for any reason whatsoever, until DISTRICT has issued to DEVELOPERS a written Notice to Proceed authorizing DEVELOPERS to commence construction of DISTRICT DRAINAGE FACILITIES.

9. Grant DISTRICT and CITY, by execution of this Agreement, the right to enter upon DEVELOPERS' property where necessary and convenient for the purpose of gaining

1 access to, and performing inspection service for, the construction of DISTRICT DRAINAGE
2 FACILITIES and APPURTENANCES, respectively, as set forth herein.

3 10. Obtain and provide DISTRICT, at the time of providing written notice to
4 DISTRICT of the start of construction of DISTRICT DRAINAGE FACILITIES as set forth in
5 Section I.8., with duly executed Irrevocable Offers(s) of Dedication to the public for flood
6 control and drainage purposes, including ingress and egress, for the rights of way deemed
7 necessary by DISTRICT for the construction, inspection, operation and maintenance of
8 DISTRICT DRAINAGE FACILITIES, as shown in concept shaded in green on Exhibit "B"
9 attached hereto and made a part hereof. The Irrevocable Offer(s) of Dedication shall be in a
10 form approved by DISTRICT and shall be executed by all legal and equitable owners of the
11 property described in the offer(s).
12

13 11. Furnish DISTRICT, when submitting the Irrevocable Offer(s) of
14 Dedication as set forth in Section I.10., with Preliminary Reports on Title dated not more than
15 thirty (30) days prior to date of submission of all the property described in the Irrevocable
16 Offer(s) of Dedication.
17

18 12. Furnish DISTRICT, at the time of providing written notice to DISTRICT of
19 the start of construction as set forth in Section I.8., with a complete list of all contractors and
20 subcontractors to be performing work on DISTRICT DRAINAGE FACILITIES, including the
21 corresponding license number and license classification of each. At such time, DEVELOPERS
22 shall further identify in writing their designated superintendent for DISTRICT DRAINAGE
23 FACILITIES construction.
24

25 13. Furnish DISTRICT, at the time of providing written notice to DISTRICT of
26 the start of construction as set forth in Section I.8., a construction schedule which shall show the
27 order and dates in which the DEVELOPERS or DEVELOPERS' contractor proposes to carry on
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1 the various parts of work, including estimated start and completion dates. As construction of
2 DISTRICT DRAINAGE FACILITIES progresses, DEVELOPERS shall update said
3 construction schedule as requested by DISTRICT.

4 14. Furnish DISTRICT with final mylar IMPROVEMENT PLANS and assign
5 their ownership to DISTRICT at the time DISTRICT approves and signs said final mylar
6 IMPROVEMENT PLANS, and prior to the start of DISTRICT DRAINAGE FACILITIES
7 construction.

8 15. Not permit any change to or modification of the IMPROVEMENT PLANS
9 without the prior written permission and consent of DISTRICT.
10

11 16. Comply with all Cal/OSHA safety regulations including regulations
12 concerning confined space and maintain a safe working environment for DEVELOPERS' and
13 DISTRICT employees on the site.

14 17. Furnish DISTRICT, at the time of providing written notice to DISTRICT of
15 the start of construction as set forth in Section I.8., with a confined space entry procedure
16 specific to DISTRICT DRAINAGE FACILITIES. The procedure shall comply with
17 requirements contained in California Code of Regulations, Title 8 Section 5158, Other Confined
18 Space Operations, Section 5157, Permit Required Confined Space and DISTRICT Confined
19 Space Procedures, SOM-18. The procedure shall be reviewed and approved by DISTRICT
20 prior to the issuance of a Notice to Proceed.
21

22 18. During the construction period of DISTRICT DRAINAGE FACILITIES,
23 provide Workers' Compensation Insurance in an amount required by law. A certificate of said
24 insurance policy shall be provided to DISTRICT, the County of Riverside and CITY at the time
25 of providing written notice pursuant to Section I.8.
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1 19. Commencing on the date notice is given pursuant to Section I.8. and
2 continuing until DISTRICT accepts DISTRICT DRAINAGE FACILITIES for operation and
3 maintenance:

4 (a) Provide and maintain or cause its contractor(s) to provide and
5 maintain comprehensive liability insurance coverage which shall
6 protect DEVELOPERS from claim from damages for personal
7 injury, including accidental and wrongful death, as well as from
8 claims for property damage which may arise from DEVELOPERS'
9 construction of PROJECT or the performance of its obligations
10 hereunder, whether such construction or performance be by
11 DEVELOPERS, by any of its contractors, subcontractors, or by
12 anyone employed directly or indirectly by any of them. Such
13 insurance shall name DISTRICT, the County of Riverside and CITY
14 as additional insureds with respect to this Agreement and the
15 obligations of DEVELOPERS hereunder. Such insurance shall
16 provide for limits of not less than two million dollars (\$2,000,000)
17 per occurrence.

18
19
20 (b) Cause its insurance carrier(s) or its contractor's insurance carrier(s),
21 who shall be authorized by the California Department of Insurance to
22 transact the business of insurance in the State of California, to furnish
23 DISTRICT, the County of Riverside and CITY, at the time of
24 providing written notice to DISTRICT of the start of construction as
25 set forth in Section I.8., with certificate(s) of insurance and applicable
26 policy endorsements showing that such insurance is in full force and
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effect and that DISTRICT, the County of Riverside and CITY are named as additional insureds with respect to this Agreement and the obligations of DEVELOPERS hereunder. Further, said certificate(s) shall state that the issuing company shall give DISTRICT, the County of Riverside and CITY sixty (60) days written notice in the event of any cancellation, termination, non-renewal or reduction in coverage of the policies evidenced by the certificate(s). In the event of any such cancellation, termination, non-renewal or reduction in coverage, DEVELOPERS shall, forthwith, secure replacement insurance meeting the provisions of this paragraph.

Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to proceed to perform the remaining work pursuant to Section IV.3.

20. Construct or cause to be constructed, PROJECT at DEVELOPERS' sole cost and expense in accordance with DISTRICT and CITY approved IMPROVEMENT PLANS.

21. Accept sole responsibility for the adjustment of all DISTRICT DRAINAGE FACILITIES' manhole rings and covers located within DISTRICT EASEMENTS which must be performed at such time(s) that the finished grade along and above the underground portions of DISTRICT DRAINAGE FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed at no cost to DISTRICT.

1 22. Within two (2) weeks of completing PROJECT construction, provide
2 DISTRICT with written notice (Attention: Contract Administration Section) that PROJECT
3 construction is substantially complete and requesting that DISTRICT conduct a final inspection
4 of DISTRICT DRAINAGE FACILITIES.

5 23. Upon completion of PROJECT construction, and upon acceptance by CITY
6 of all street rights of way deemed necessary by DISTRICT and CITY for the operation and
7 maintenance of PROJECT, but prior to DISTRICT acceptance of DISTRICT DRAINAGE
8 FACILITIES for ownership, operation and maintenance, convey, or cause to be conveyed to
9 DISTRICT flood control easement(s), including ingress and egress, in a form approved by
10 DISTRICT, for the rights of way as shown in concept shaded in green on Exhibit "B".

12 24. [This Section Intentionally Left Blank.]

13 25. At the time of recordation of the conveyance document(s) as set forth in
14 Section I.23.(ii), furnish DISTRICT with policies of title insurance, each in the amount of not
15 less than fifty percent (50%) of the estimated fee value, as determined by DISTRICT, for each
16 easement parcel to be conveyed to DISTRICT, guaranteeing DISTRICT'S interest in said
17 property as being free and clear of all liens, encumbrances, assessments, easements, taxes and
18 leases (recorded or unrecorded), except those which, in the sole discretion of DISTRICT, are
19 deemed acceptable.
20

21 26. Accept ownership and sole responsibility for the operation and maintenance
22 of PROJECT until such time as DISTRICT accepts ownership and responsibility for operation
23 and maintenance of DISTRICT DRAINAGE FACILITIES and CITY accepts ownership and
24 responsibility for operation and maintenance of APPURTENANCES. Further, it is mutually
25 understood by the parties hereto that prior to DISTRICT acceptance of ownership and
26

1 responsibility for the operation and maintenance of DISTRICT DRAINAGE FACILITIES,
2 PROJECT shall be in a satisfactorily maintained condition as solely determined by DISTRICT.

3 27. Pay, if suit is brought upon this Agreement or any bond guaranteeing the
4 completion of DISTRICT DRAINAGE FACILITIES, all costs and reasonable expenses and
5 fees, including reasonable attorneys' fees, and acknowledge that, upon entry of judgment, all
6 such costs, expenses and fees shall be computed as costs and included in any judgment
7 rendered.
8

9 28. Upon completion of construction of PROJECT, but prior to DISTRICT
10 acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance,
11 DEVELOPERS' civil engineer of record or construction civil engineer of record, duly registered
12 in the State of California, shall provide DISTRICT a redlined "record drawing" copy of
13 IMPROVEMENT PLANS. After DISTRICT approval of the redlined "record drawing"
14 drawings, DEVELOPERS' engineer shall schedule with DISTRICT a time to transfer the
15 redlined changes onto DISTRICT'S original mylars at DISTRICT'S office, after which the
16 engineer shall review, stamp and sign the original IMPROVEMENT PLANS "RECORD
17 DRAWING".
18

19 29. Ensure that all work performed pursuant to this Agreement by
20 DEVELOPERS, their agents or contractors is done in accordance with all applicable laws and
21 regulations, including but not limited to all applicable provisions of the Labor Code, Business
22 and Professions Code, and Water Code. DEVELOPERS shall be solely responsible for all costs
23 associated with compliance with applicable laws and regulations.
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SECTION II

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DISTRICT shall:

1. Review and approve IMPROVEMENT PLANS prior to the start of DISTRICT DRAINAGE FACILITIES construction.
2. Provide CITY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT'S final approval.
3. Upon execution of this Agreement, record or cause to be recorded, a copy of this Agreement in the Official Records of the Riverside County Recorder.
4. Record or cause to be recorded, the Irrevocable Offer(s) of Dedication provided by DEVELOPERS pursuant to Section I.10.
5. Inspect DISTRICT DRAINAGE FACILITIES construction.
6. Keep an accurate accounting of all DISTRICT costs associated with the review and approval of IMPROVEMENT PLANS, the review and approval of right of way and conveyance documents and the processing and administration of this Agreement.
7. Keep an accurate accounting of all DISTRICT construction inspection costs, and within forty-five (45) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete, submit a final cost statement to DEVELOPERS. If the deposit, as set forth in Section I.3. exceeds such costs, DISTRICT shall reimburse DEVELOPERS the excess amount within sixty (60) days after DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES as being complete. If at any time the costs exceed the deposit or are anticipated by DISTRICT to exceed the deposit, DEVELOPERS shall pay such additional amount(s), as deemed reasonably necessary by DISTRICT to complete inspection of DISTRICT DRAINAGE FACILITIES, within thirty (30) days after receipt of billing from DISTRICT.

1 DISTRICT DRAINAGE FACILITIES. It is expressly understood that since time is of the
2 essence in this Agreement, failure of DEVELOPERS to perform the work within the agreed
3 upon time shall constitute authority for DISTRICT to perform the remaining work and require
4 DEVELOPERS' surety to pay to CITY the penal sum of any and all bonds. In which case,
5 CITY shall subsequently reimburse DISTRICT for DISTRICT costs incurred.

6
7 4. DEVELOPERS shall not request DISTRICT to accept any portion or
8 portions of DISTRICT DRAINAGE FACILITIES or CITY to accept any portion or portions of
9 APPURTENANCES prior to the completion of PROJECT construction.

10 5. DISTRICT shall endeavor to issue DEVELOPERS a Notice to Proceed
11 within twenty (20) days of receipt of DEVELOPERS' complete written notice as set forth in
12 Section I.8.; however, DISTRICT'S construction inspection staff is limited and, therefore, the
13 issuance of a Notice to Proceed is subject to staff availability.

14
15 In the event DEVELOPERS wish to expedite issuance of a Notice to
16 Proceed, DEVELOPERS may elect to furnish an independent qualified construction inspector at
17 DEVELOPERS' sole cost and expense. DEVELOPERS shall furnish appropriate
18 documentation of the individual's credentials and experience to DISTRICT for review and, if
19 appropriate, approval. DISTRICT shall review the individual's qualifications and experience
20 and, upon approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall
21 be authorized to act on DISTRICT'S behalf on all DISTRICT DRAINAGE FACILITIES
22 construction and quality control matters. If DEVELOPERS' initial construction inspection
23 deposit furnished pursuant to Section I.3. exceeds ten thousand dollars (\$10,000.00), DISTRICT
24 shall refund to DEVELOPERS up to eighty percent (80%) of DEVELOPERS' initial inspection
25 deposit within forty-five (45) days of DISTRICT'S approval of DEPUTY INSPECTOR;
26 however, a minimum balance of ten thousand dollars (\$10,000.00) shall be retained on account.
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1 6. DISTRICT DRAINAGE FACILITIES construction work shall be on a five
2 (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT
3 designated legal holidays, unless otherwise approved in writing by DISTRICT. If
4 DEVELOPERS feel it necessary to work more than the normal forty (40) hour work week or on
5 holidays, DEVELOPERS shall make a written request for permission from DISTRICT to work
6 the additional hours. The request shall be submitted to DISTRICT at least seventy-two (72)
7 hours prior to the requested additional work hours and state the reasons for the overtime and the
8 specific time frames required. The decision of granting permission for overtime work shall be
9 made by DISTRICT at its sole discretion and shall be final. If permission is granted by
10 DISTRICT, DEVELOPERS will be charged the cost incurred at the overtime rates for
11 additional inspection time required in connection with the overtime work in accordance with
12 Ordinance Nos. 671 and 749, including any amendments thereto, of the County of Riverside.

14 7. DEVELOPERS shall indemnify and hold harmless DISTRICT and CITY
15 (including their agencies, districts, special districts and departments, their respective directors,
16 officers, Board of Supervisors, elected and appointed officials, employees, agents and
17 representatives) from any liability, claim, damage, proceeding or action, present or future, based
18 upon, arising out of or in any way relating to DEVELOPERS' (including its officers, employees,
19 subcontractors and agents) actual or alleged acts or omissions related to this Agreement,
20 performance under this Agreement, or failure to comply with the requirements of this
21 Agreement, including but not limited to: (a) property damage; (b) bodily injury or death; (c)
22 liability or damage pursuant to Article I, Section 19 of the California Constitution, the Fifth
23 Amendment of the United States Constitution or any other law, ordinance or regulation caused
24 by the diversion of waters from the natural drainage patterns or the discharge of drainage within
25 or from PROJECT; or (d) any other element of any kind or nature whatsoever.

1 DEVELOPER shall defend, at its sole expense, including all costs and fees
2 (including but not limited to attorney fees, cost of investigation, defense and settlements or
3 awards), DISTRICT and CITY (including their agencies, districts, special districts and
4 departments, their respective directors, officers, Board of Supervisors, elected and appointed
5 officials, employees, agents and representatives) in any claim, proceeding or action for which
6 indemnification is required.

7
8 With respect to any of DEVELOPERS' indemnification requirements, DEVELOPERS
9 shall, at its sole cost, have the right to use counsel of their own choice and shall have the right to
10 adjust, settle or compromise any such claim, proceeding or action without the prior consent of
11 DISTRICT and CITY; provided, however, that any such adjustment, settlement or compromise
12 in no manner whatsoever limits or circumscribes DEVELOPERS' indemnification obligations
13 to DISTRICT or CITY.

14 DEVELOPERS' indemnification obligations shall be satisfied when DEVELOPERS
15 have provided to DISTRICT and CITY the appropriate form of dismissal (or similar document)
16 relieving DISTRICT or CITY from any liability for the claim, proceeding or action involved.

18 The specified insurance limits required in this Agreement shall in no way limit or
19 circumscribe DEVELOPERS' obligations to indemnify and hold harmless DISTRICT and
20 CITY from third party claims.

21 In the event there is conflict between this section and California Civil Code Section
22 2782, this section shall be interpreted to comply with Civil Code 2782. Such interpretation shall
23 not relieve the DEVELOPERS from indemnifying DISTRICT or CITY to the fullest extent
24 allowed by law.

25
26 8. Any waiver by DISTRICT or by CITY of any breach of any one or more of
27 the terms of this Agreement shall not be construed to be a waiver of any subsequent or other
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1 breach of the same or of any other term hereof. Failure on the part of DISTRICT or CITY to
2 require exact, full and complete compliance with any terms of this Agreement shall not be
3 construed as in any manner changing the terms hereof, or estopping DISTRICT or CITY from
4 enforcement hereof.

5 9. DISTRICT and CITY each pledge to cooperate in regard to the operation
6 and maintenance of their respective facilities as set forth herein and to discharge their respective
7 maintenance responsibilities in an expeditious fashion so as to avoid the creation of any
8 nuisance condition or undue maintenance impact upon the others' facilities.
9

10 10. This Agreement is to be construed in accordance with the laws of the State
11 of California.

12 11. Any and all notices sent or required to be sent to the parties of this
13 Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

14 RIVERSIDE COUNTY FLOOD CONTROL
15 AND WATER CONSERVATION DISTRICT
16 1995 Market Street
17 Riverside, CA 92501
18 Attn: Administrative Services

CITY OF MORENO VALLEY
Post Office Box 88005
Moreno Valley, CA 92552-0805
Attn: Public Works Director

19 HF LOGISTICS-SKX T1, LLC
20 14225 CORPORATE WAY
21 MORENO VALLEY CA 92553
22 Attn: Brian Hixson

HF LOGISTICS-SKX T2, LLC
14225 CORPORATE WAY
MORENO VALLEY CA 92553
Attn: Brian Hixson

23 12. Any action at law or in equity brought by any of the parties hereto for the
24 purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of
25 competent jurisdiction in the County of Riverside, State of California, and the parties hereto
26 waive all provisions of law providing for a change of venue in such proceedings to any other
27 county.
28

1 13. This Agreement is the result of negotiations between the parties hereto, and
2 the advice and assistance of their respective counsel. The fact that this Agreement was prepared
3 as a matter of convenience by DISTRICT shall have no import or significance. Any uncertainty
4 or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT
5 prepared this Agreement in its final form.

6 14. The rights and obligations of DEVELOPERS shall inure to and be binding
7 upon all heirs, successors and assignees.

8 15. DEVELOPERS shall not assign or otherwise transfer any of its rights,
9 duties or obligations hereunder to any person or entity without the written consent of the other
10 parties hereto being first obtained. In the event of any such transfer or assignment,
11 DEVELOPERS expressly understand and agree that they shall remain liable with respect to any
12 and all of the obligations and duties contained in this Agreement.

13 16. The individual(s) executing this Agreement on behalf of DEVELOPERS
14 hereby certify they have the authority within their respective company(ies) to enter into and
15 execute this Agreement, and have been authorized to do so by any and all boards of directors,
16 legal counsel, and or any other board, committee or other entity within their respective
17 company(ies) which have the authority to authorize or deny entering this Agreement.

18 17. This Agreement is intended by the parties hereto as a final expression of
19 their understanding with respect to the subject matter hereof and as a complete and exclusive
20 statement of the terms and conditions thereof and supersedes any and all prior and
21 contemporaneous agreements and understandings, oral or written, in connection therewith. This
22 Agreement may be changed or modified only upon the written consent of the parties hereto.

23 //

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25

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

OCT 05 2010

(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL: **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

By Warren D. Williams
WARREN D. WILLIAMS
General Manager-Chief Engineer

By Marion Ashley
MARION ASHLEY, Chairman
Riverside County Flood Control and Water Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

PAMELA J. WALLS
County Counsel
By Neal Kipnis
NEAL KIPNIS
Deputy County Counsel

KECIA HARPER-IHEM
Clerk of the Board
By Kecia Harper-Ihem
Deputy

(SEAL)

Cooperative Agreement: TR 35629
KEC:bjj
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RECOMMENDED FOR APPROVAL:

CITY OF MORENO VALLEY

By 
Public Works Director/City Engineer

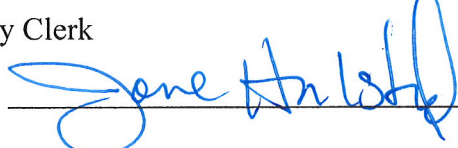
By 
Mayor

MS

APPROVED AS TO FORM:

ATTEST:

By 
City Attorney

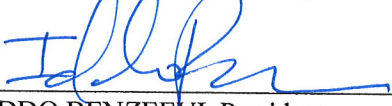
City Clerk
By 

(SEAL)


Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
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HIGHLAND FAIRVIEW PARTNERS I
a California general partnership

By 
IDDO BENZEEVI, President

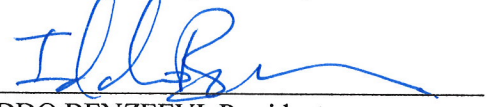
HIGHLAND FAIRVIEW PARTNERS II
a California general partnership

By 
IDDO BENZEEVI, President

HIGHLAND FAIRVIEW PARTNERS III
a California general partnership

By 
IDDO BENZEEVI, President

HIGHLAND FAIRVIEW PARTNERS IV
a California general partnership

By 
IDDO BENZEEVI, President

(ATTACH NOTARY WITH
CAPACITY STATEMENT)

Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
KEC:blj
5/20/10

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside }

On 6.1.10 before me, Lorinne J. Phillips, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Iddo Benzgeri
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Lorinne J. Phillips
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: COOPERATIVE AGREEMENT

Document Date: 6.1.10 Number of Pages: 23 + EXH. A (11) EXH. B (8)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: IDDO BENZGERI Signer's Name: _____

Corporate Officer — Title(s): PRES. & CEO Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
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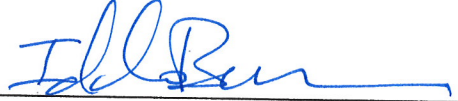
Signer Is Representing: _____

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HF LOGISTICS-SKX T1, LLC
a Delaware limited liability company

By: HF LOGISTICS-SKX, LLC
a Delaware limited liability company,
its Sole Member


By: HF Logistics I, LLC
a Delaware limited liability company,
its Managing Member

By: 
IDDO BENZEEVI, President and Chief
Executive Officer

HF LOGISTICS-SKX T2, LLC
a Delaware limited liability company

By: HF LOGISTICS-SKX, LLC,
a Delaware limited liability company,
its Sole Member

By: HF Logistics I, LLC
a Delaware limited liability company,
its Managing Member

By: 
IDDO BENZEEVI, President and Chief
Executive Officer

(ATTACH NOTARY WITH
CAPACITY STATEMENT)

Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
KEC:bjj
5/20/10

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside }

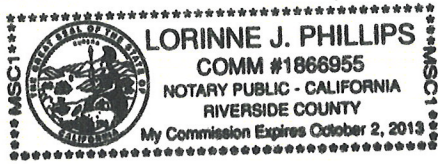
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personally appeared Iddo Benzzevi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Lorinne J. Phillips
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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Title or Type of Document: COOPERATIVE AGREEMENT
 Document Date: 6.1.10 Number of Pages: 23 + EXH. A (11) + EXH. B (5)

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: IDDO BENZEEVI Signer's Name: _____

Corporate Officer — Title(s): PRES. & CEO Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
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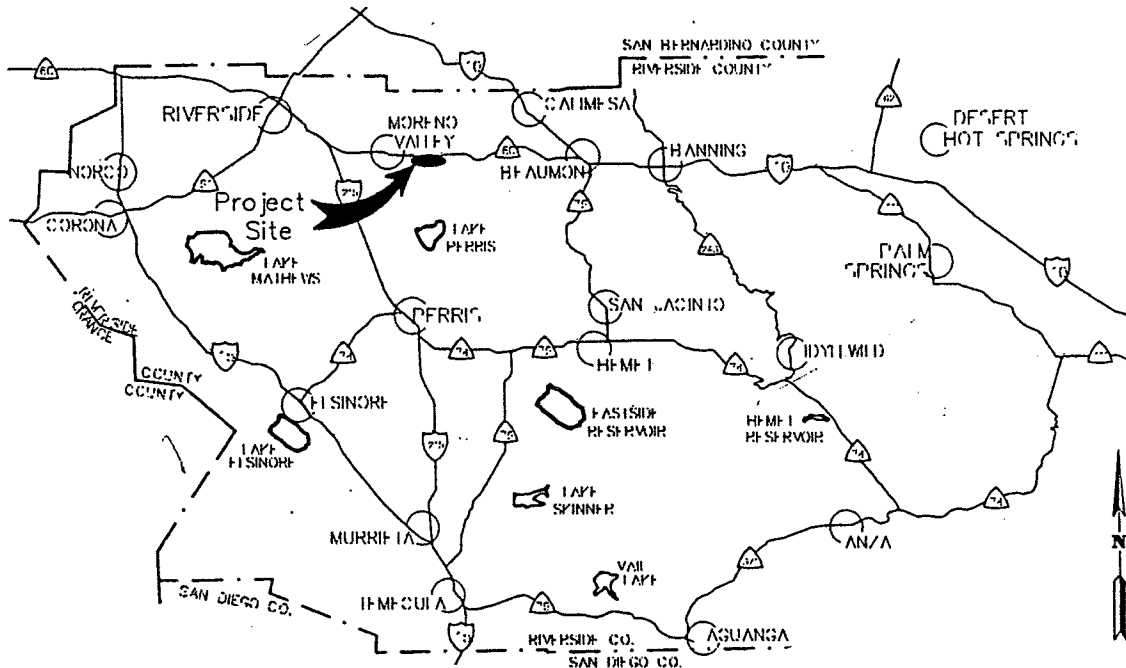
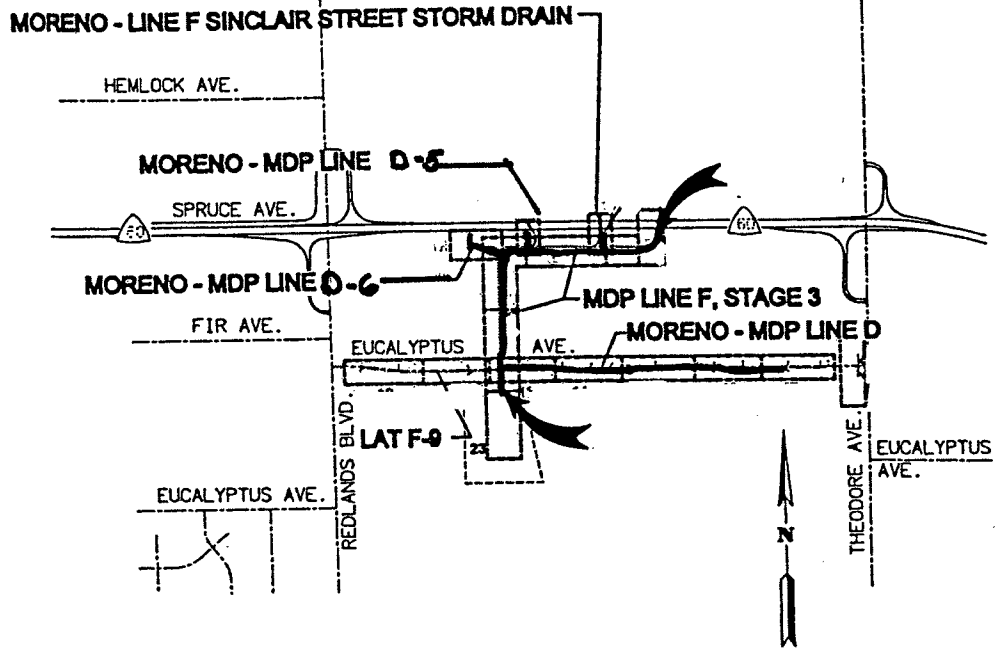
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
 Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

Exhibit A



Cooperative Agreement

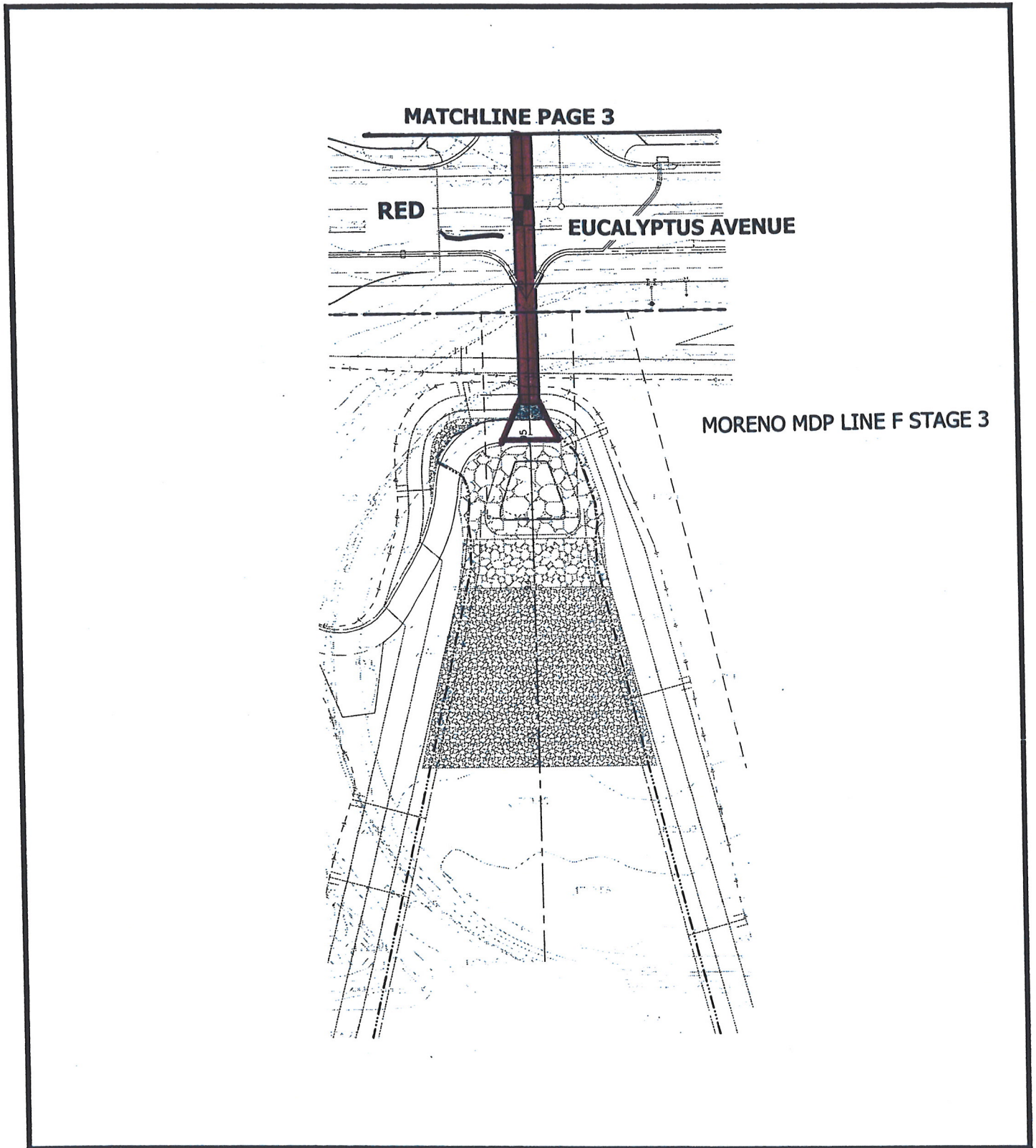
Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

1 of 11

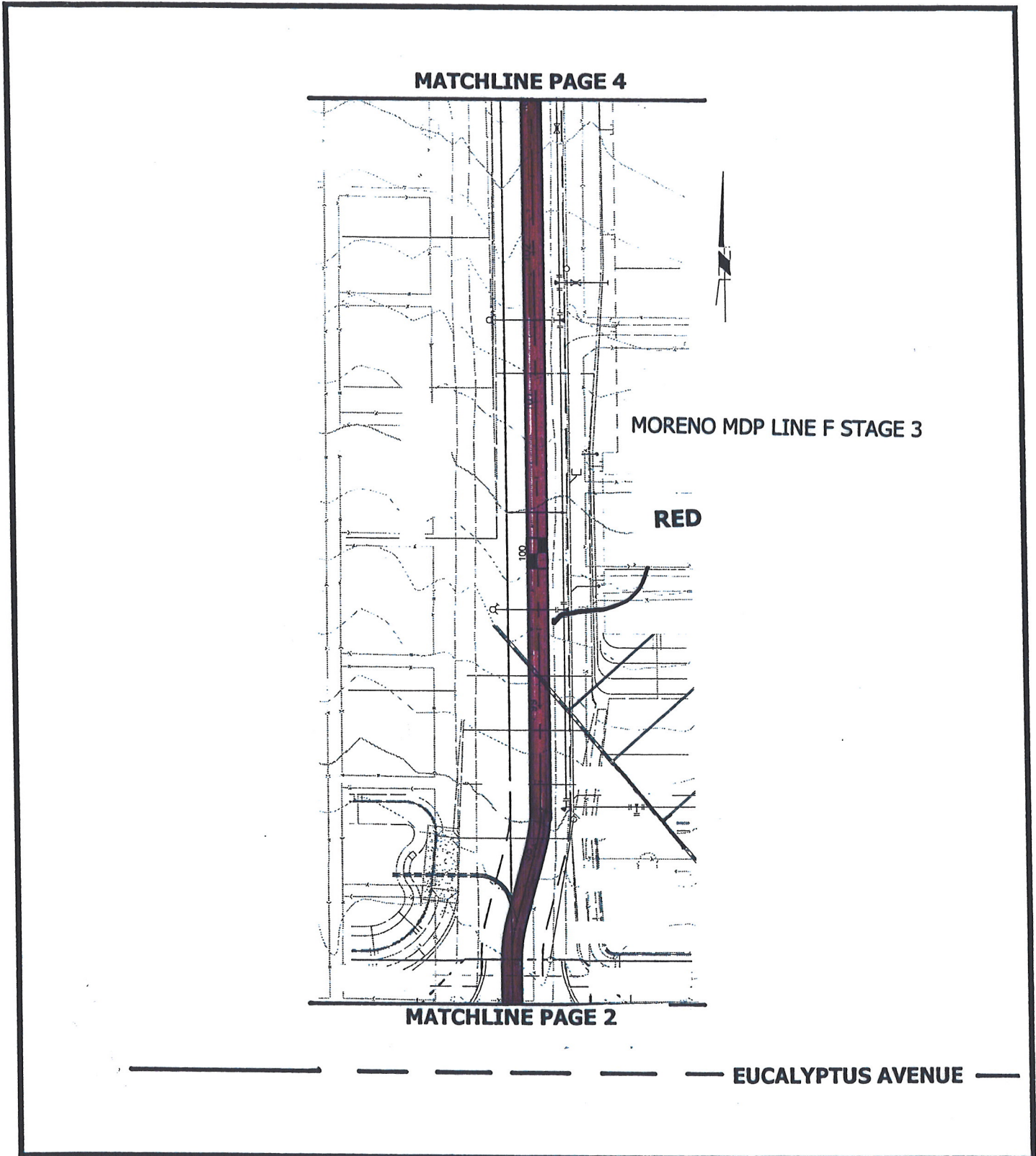
-238-

Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit A



Cooperative Agreement

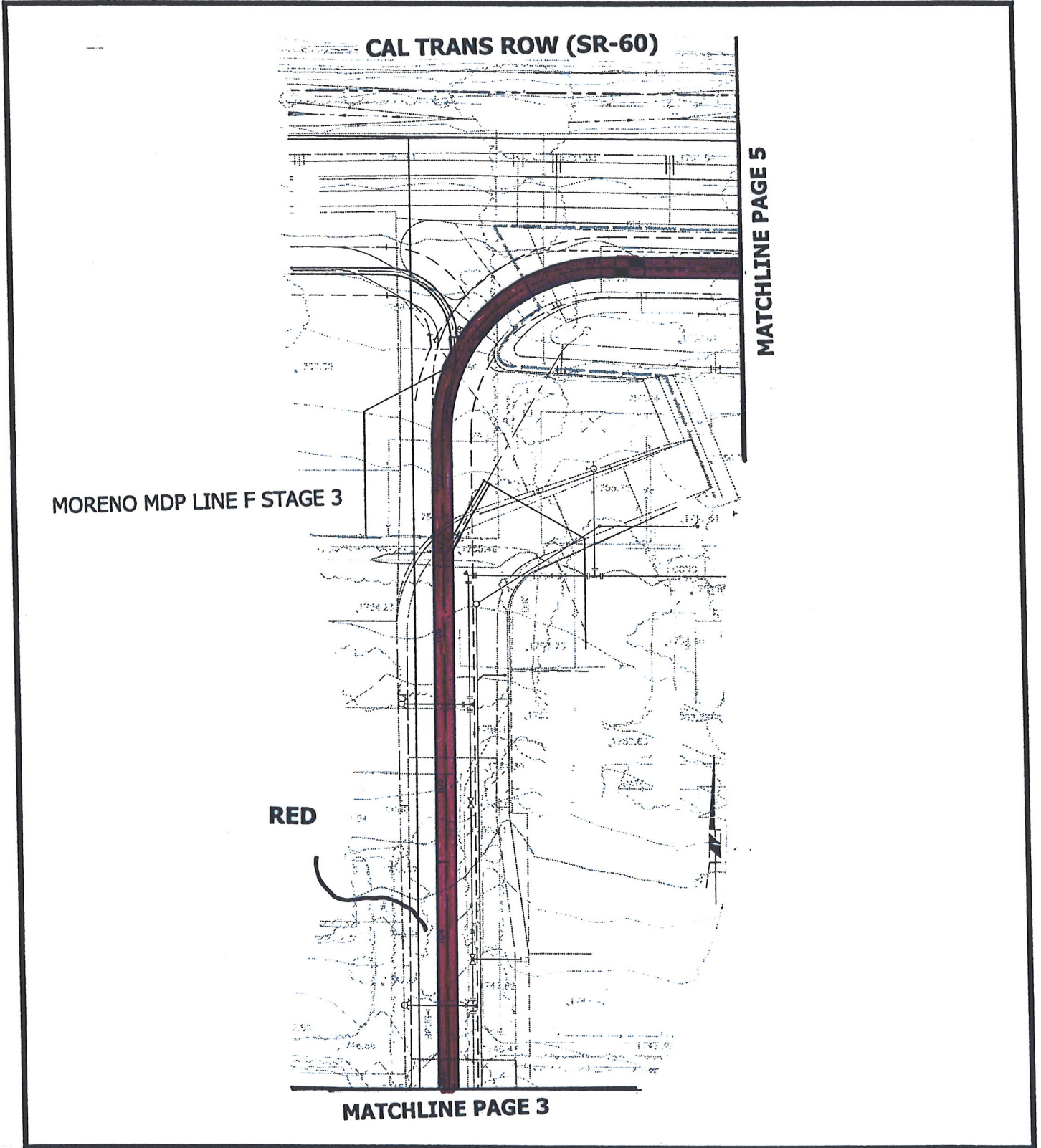
Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

3 of 11

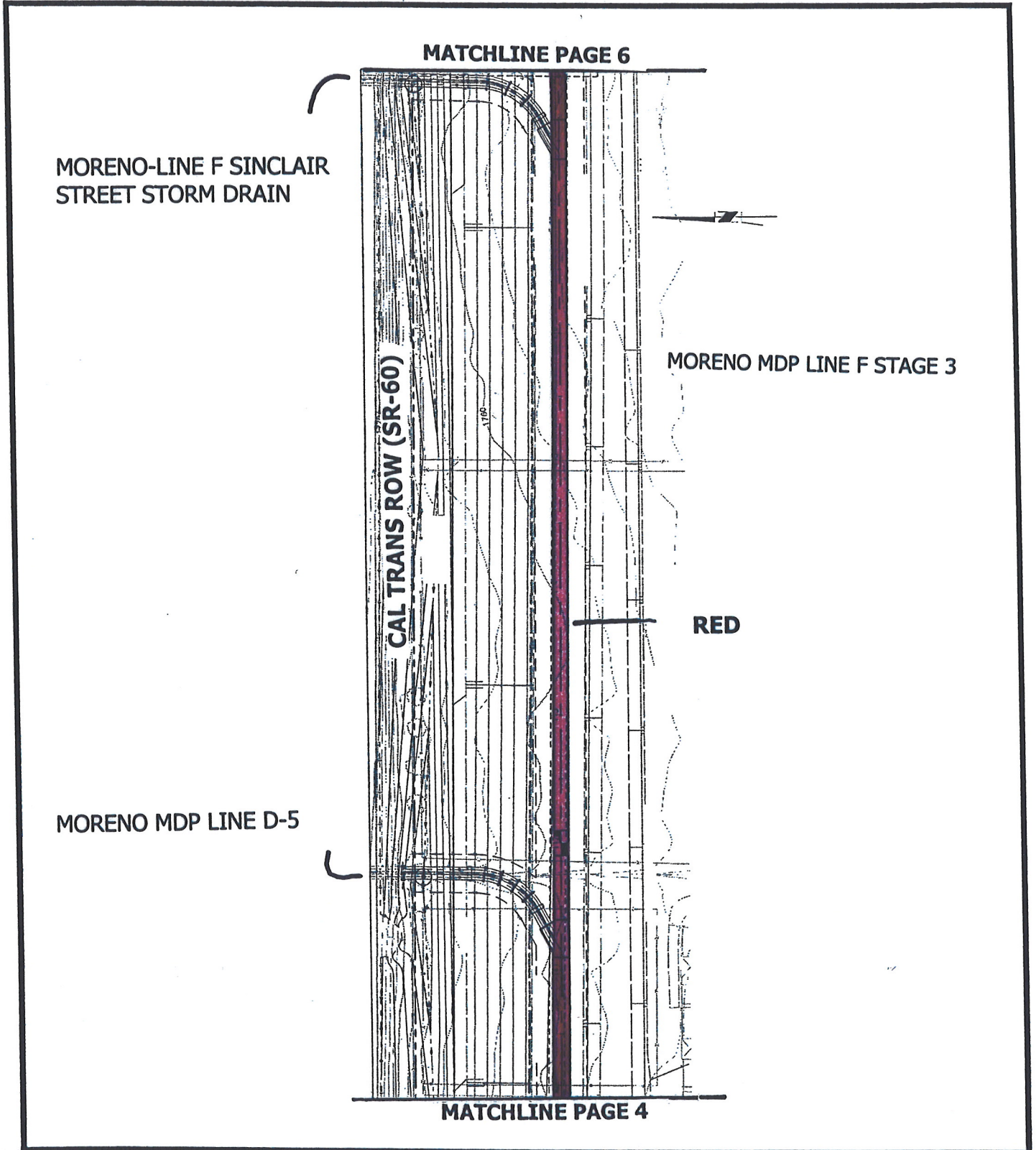
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Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit A



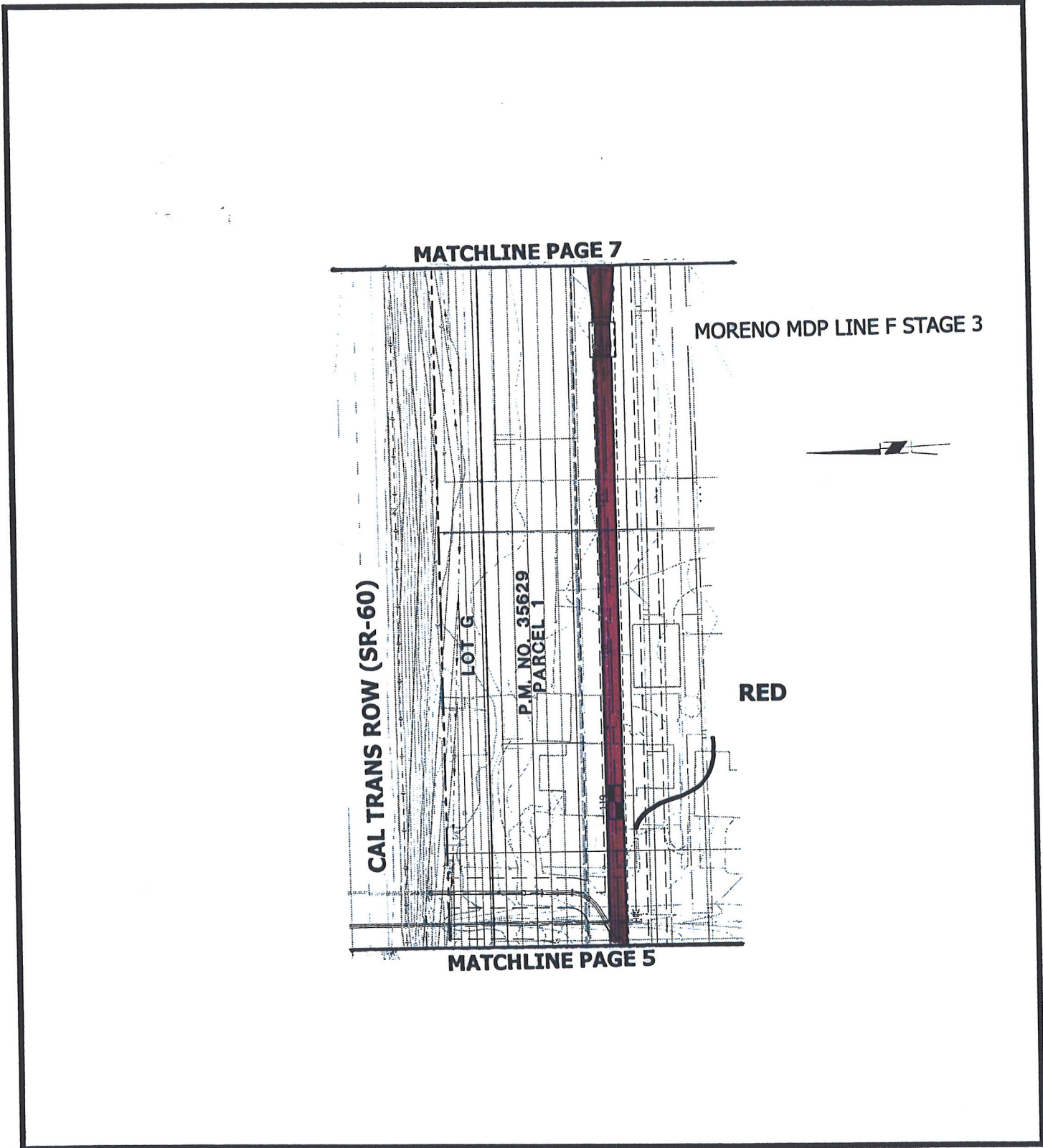
Cooperative Agreement

Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

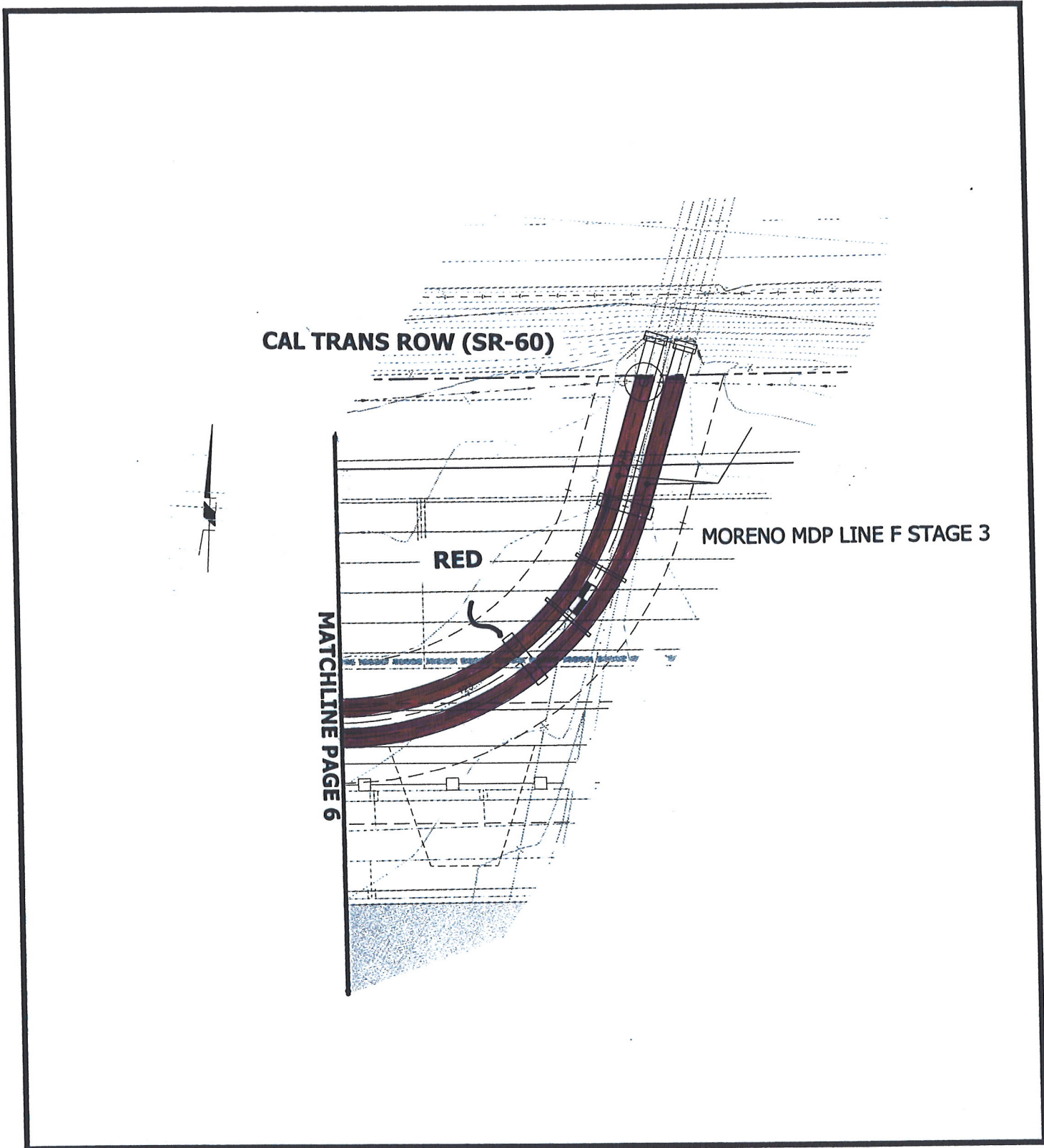
5 of 11
-242-

Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit A



Cooperative Agreement

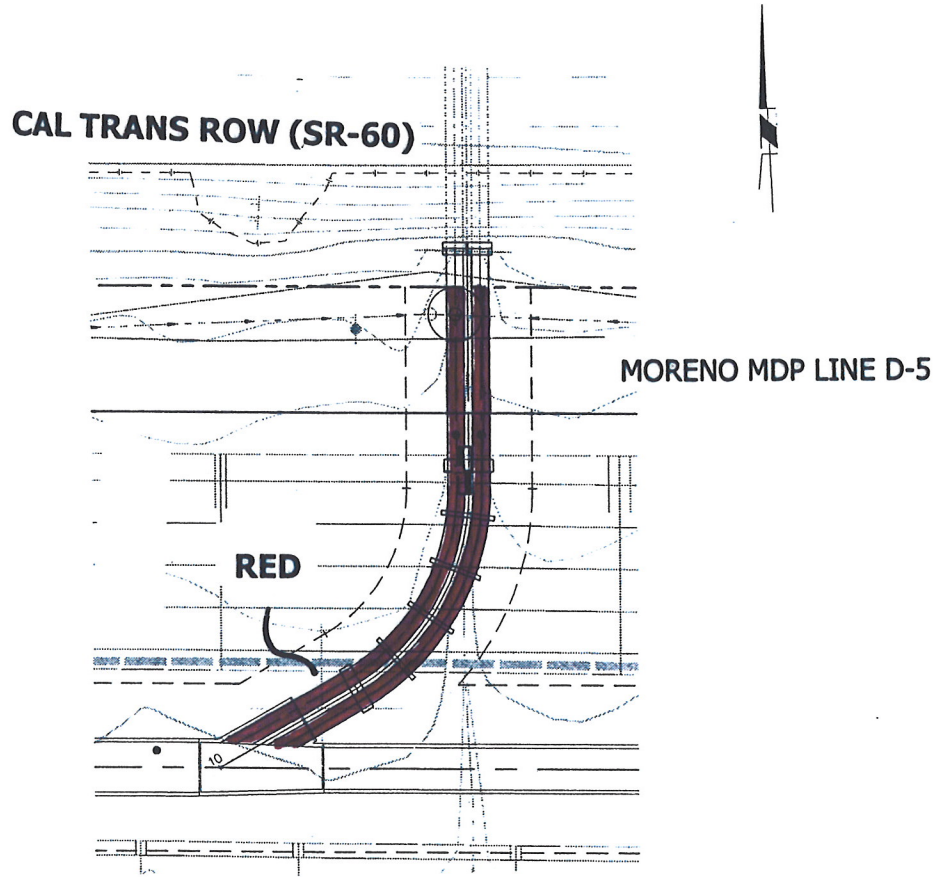
Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

7 of 11

-244-

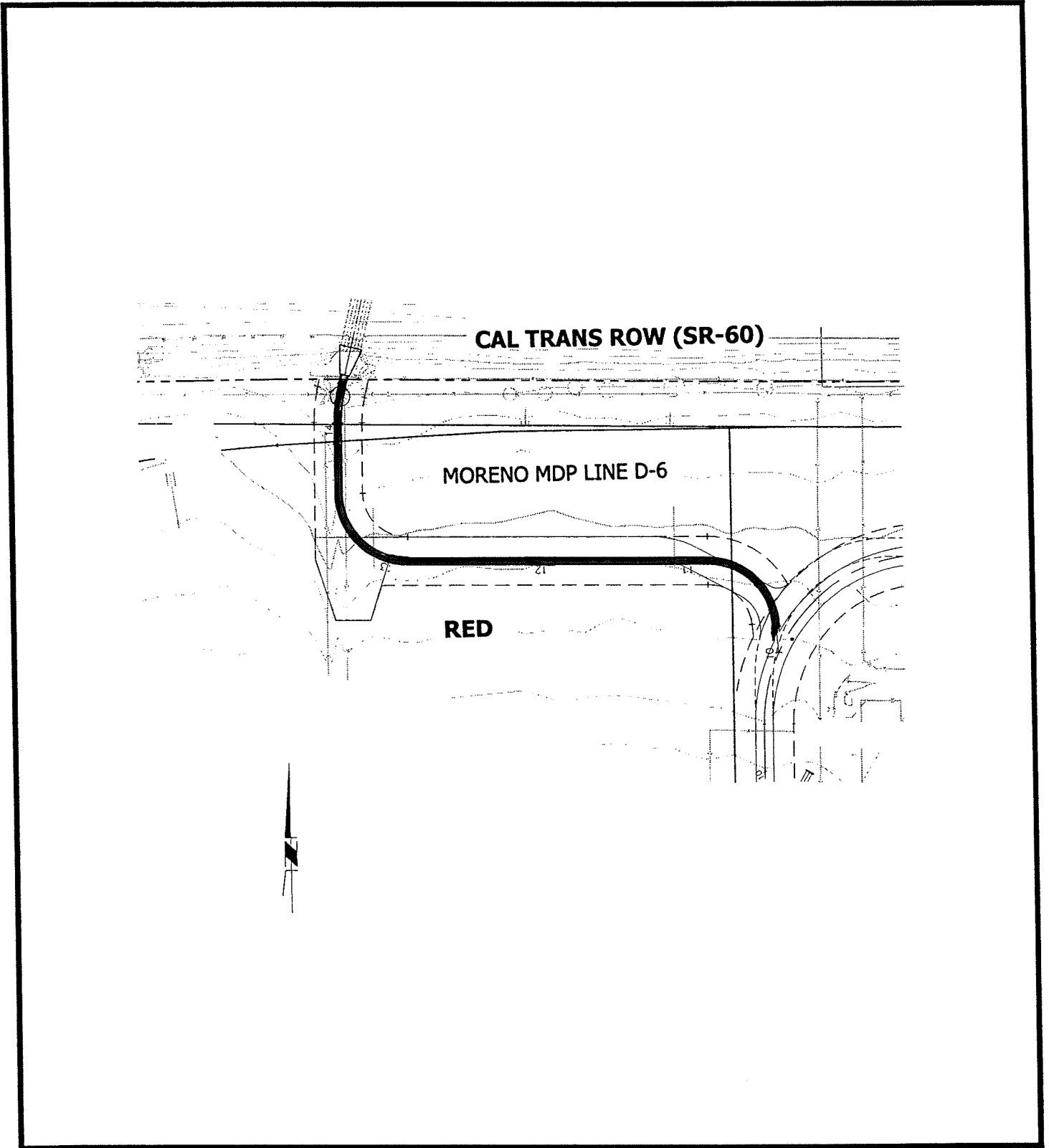
Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743
8 of 11
-245-

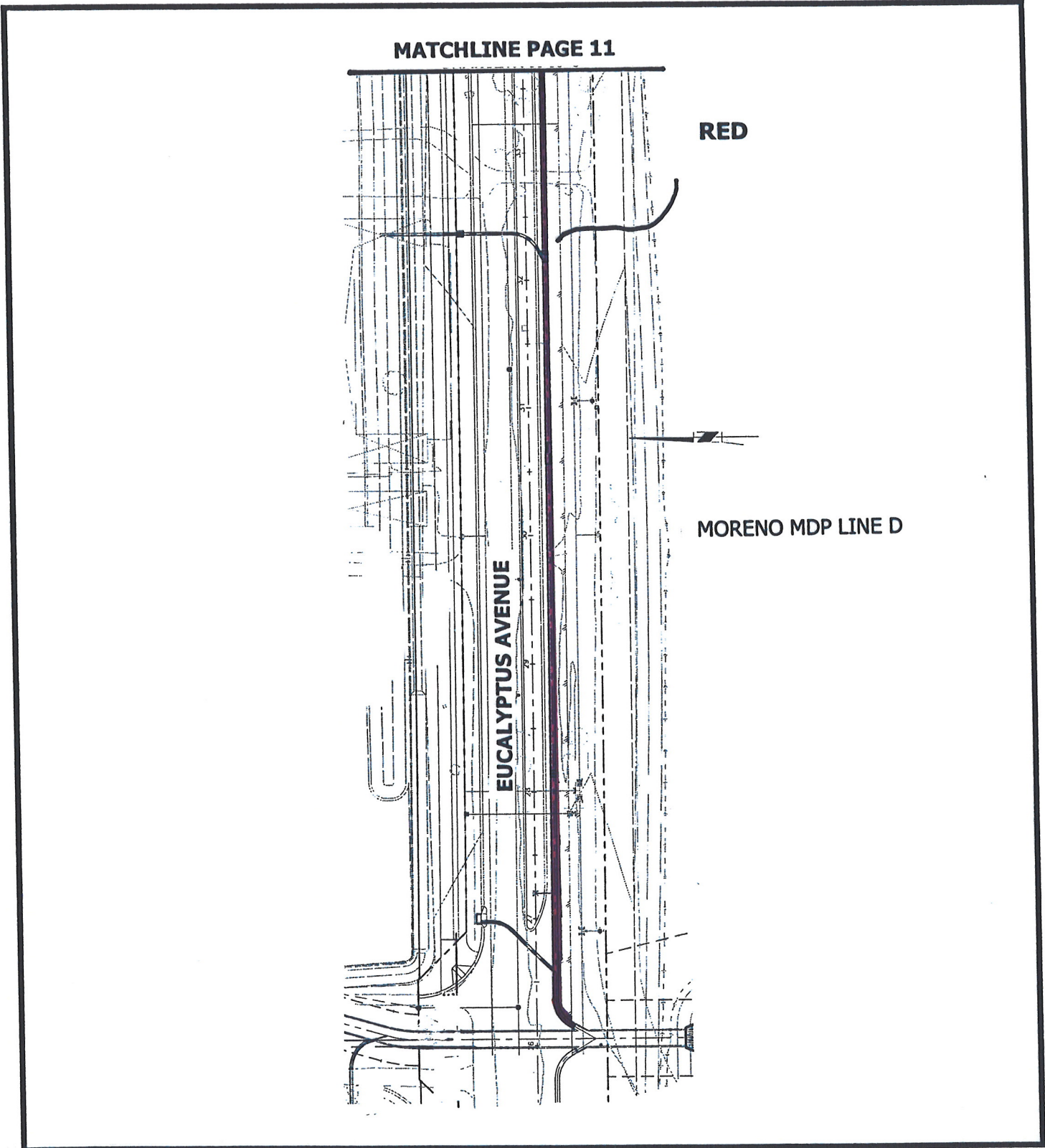
Item No. A.11

Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit A

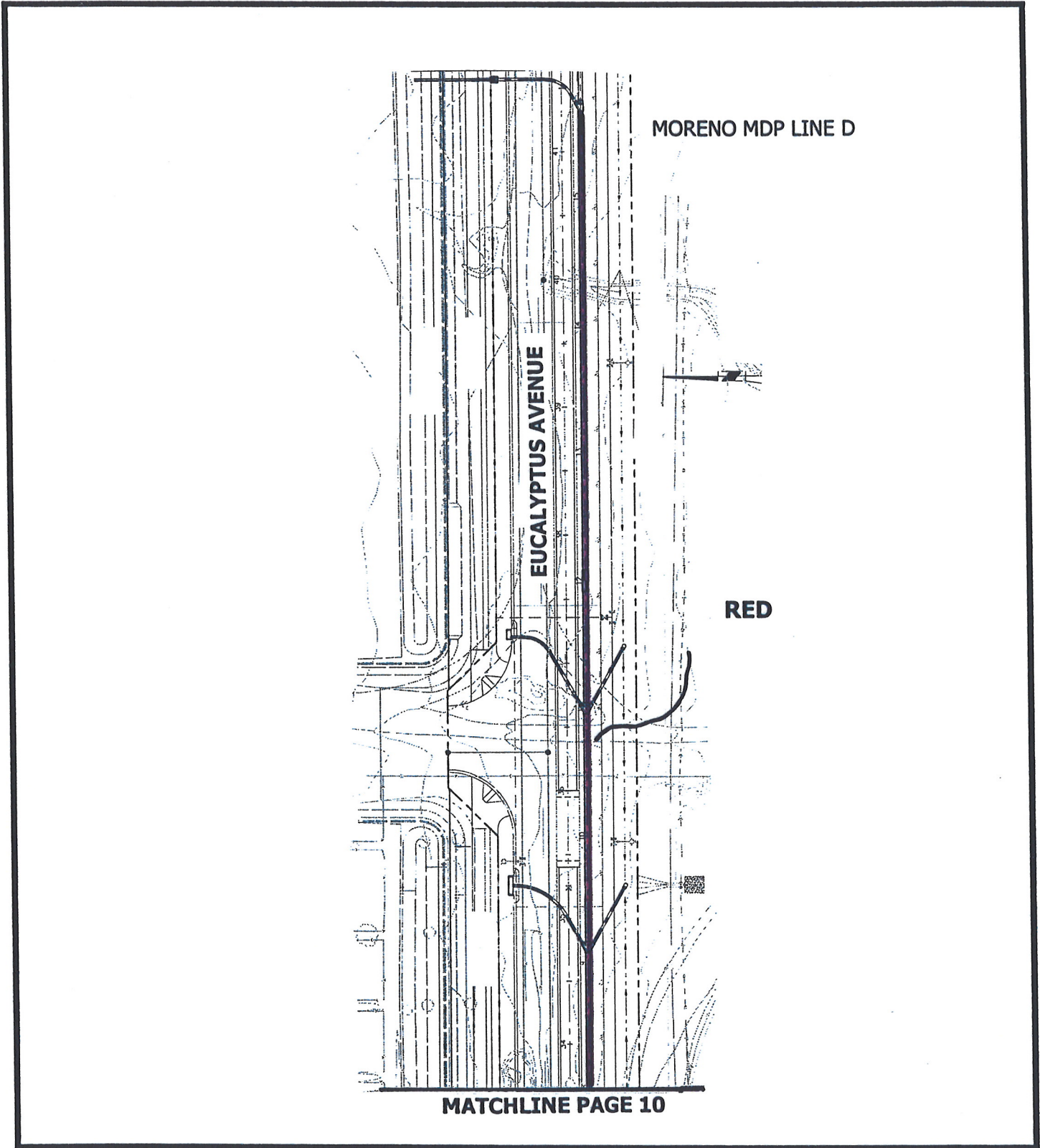


Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

10 of 11
-247-

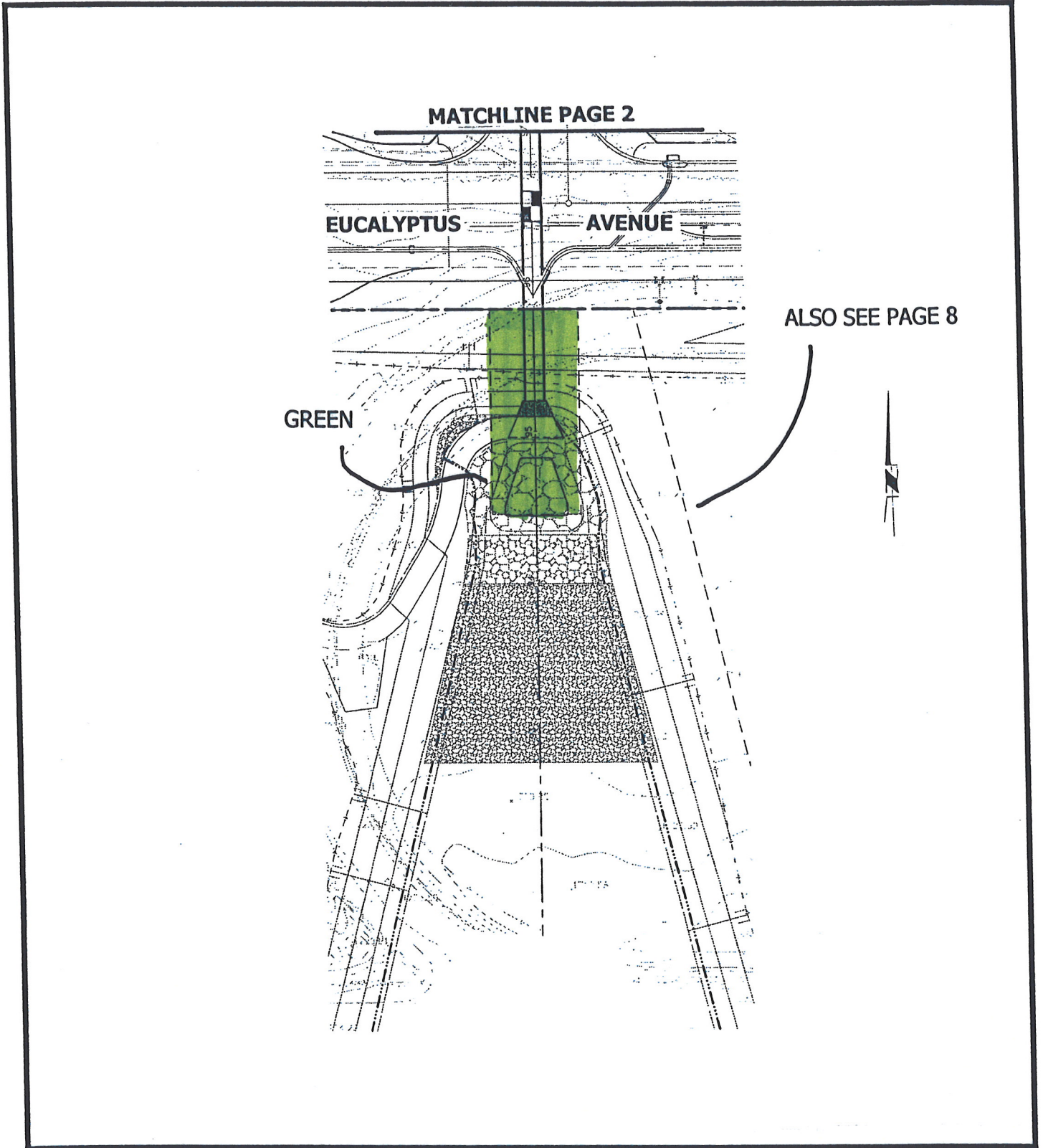
Item No. A.11

Exhibit A



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743
11 of 11
-248-

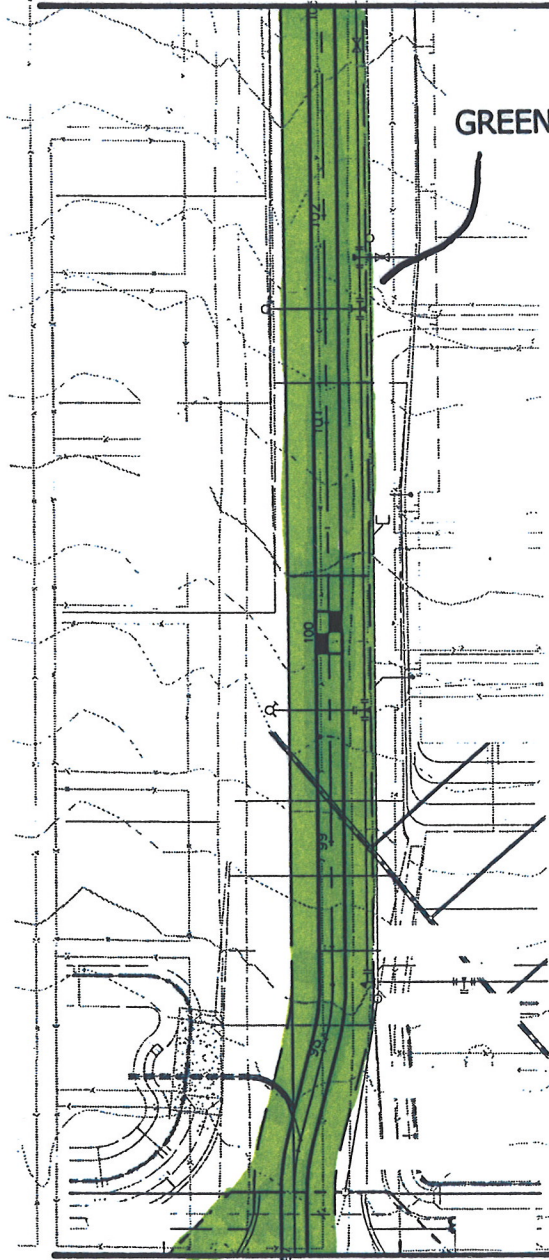
Exhibit B



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit B

MATCHLINE PAGE 3



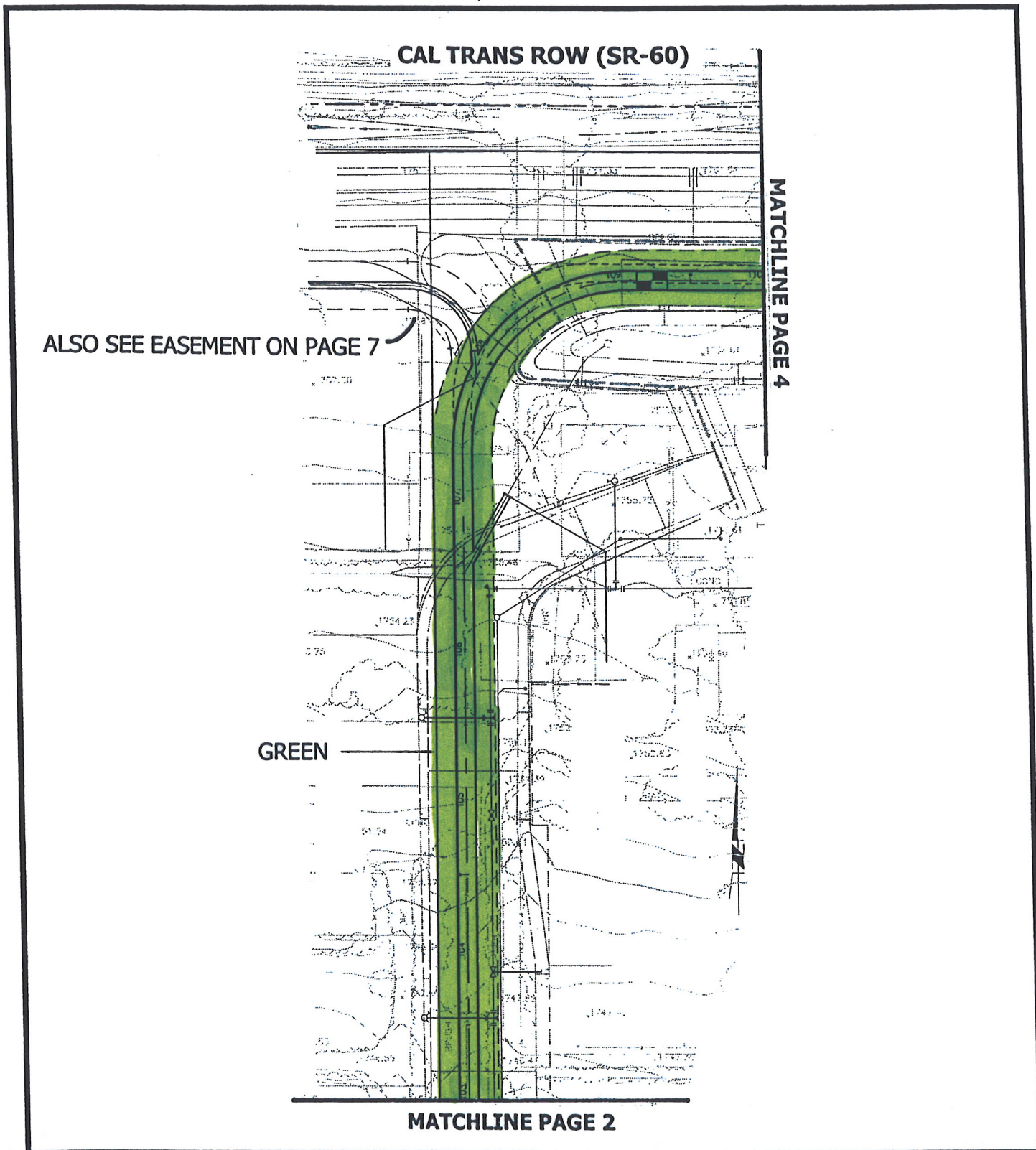
MATCHLINE PAGE 2

Cooperative Agreement
Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

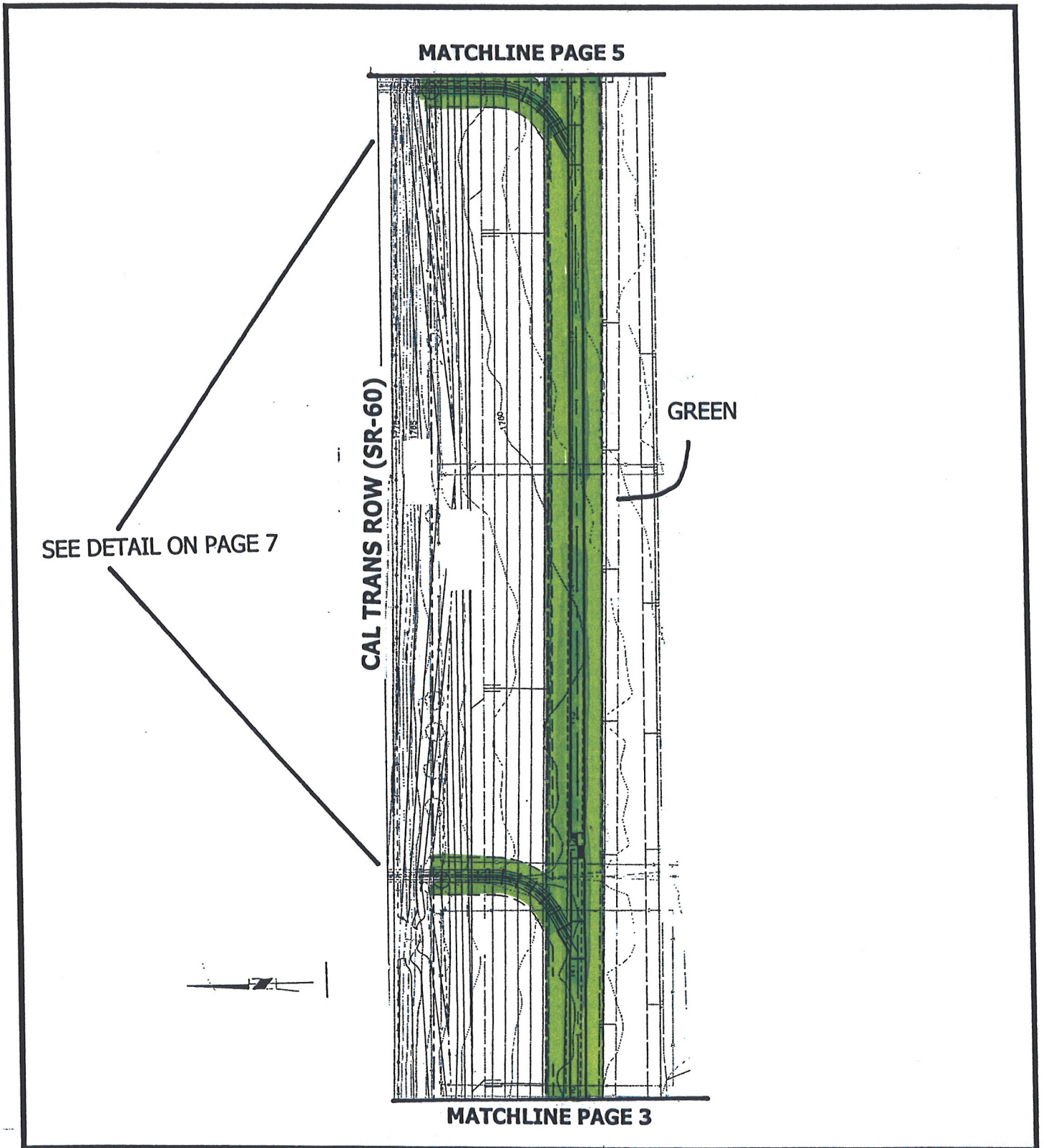
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Exhibit B



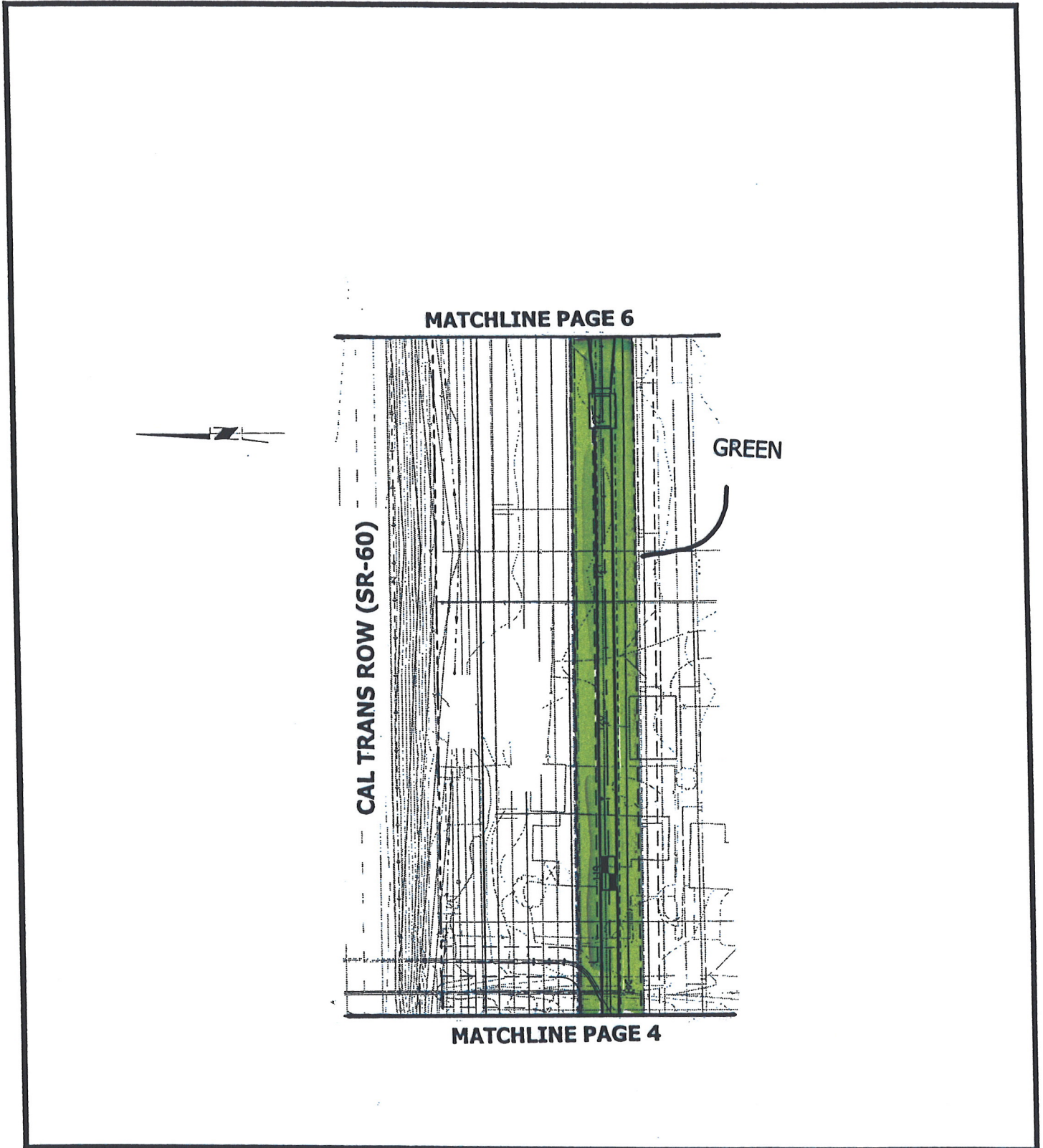
Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
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Exhibit B



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
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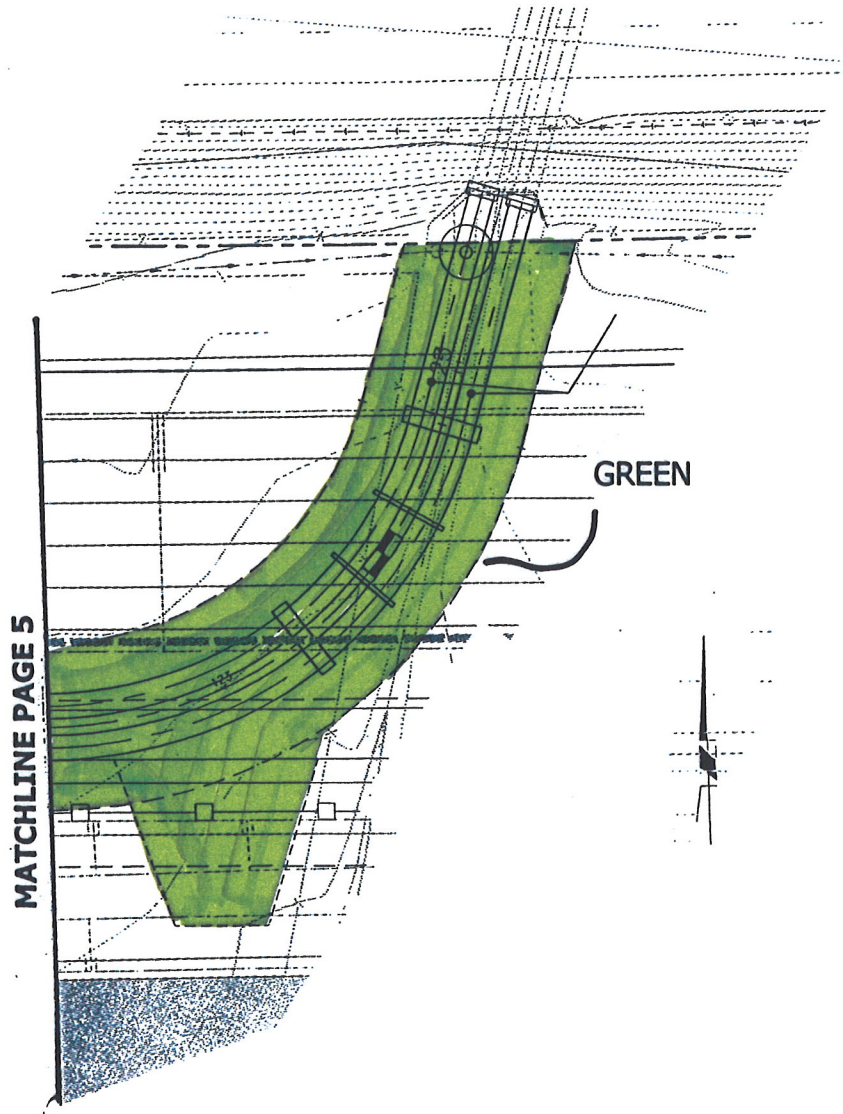
Exhibit B



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit B

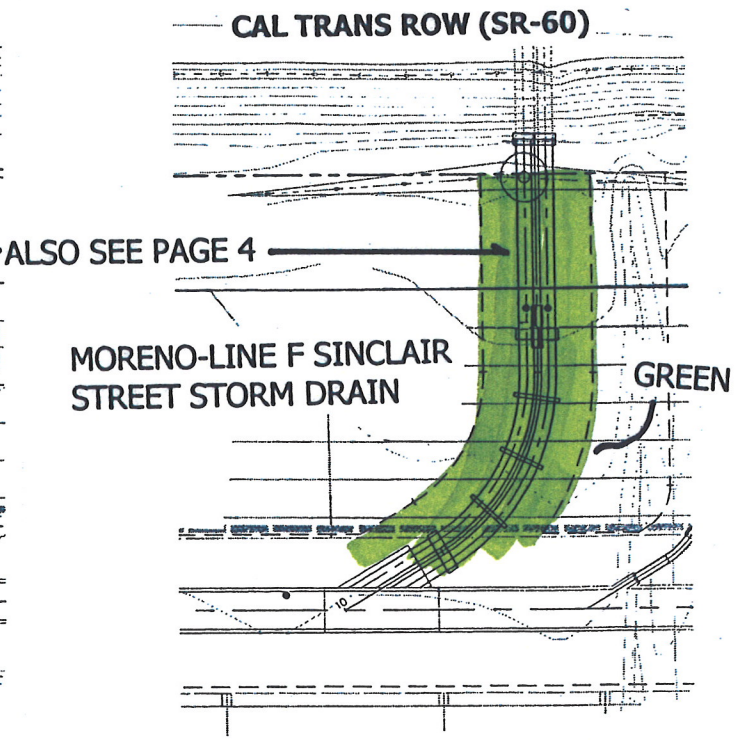
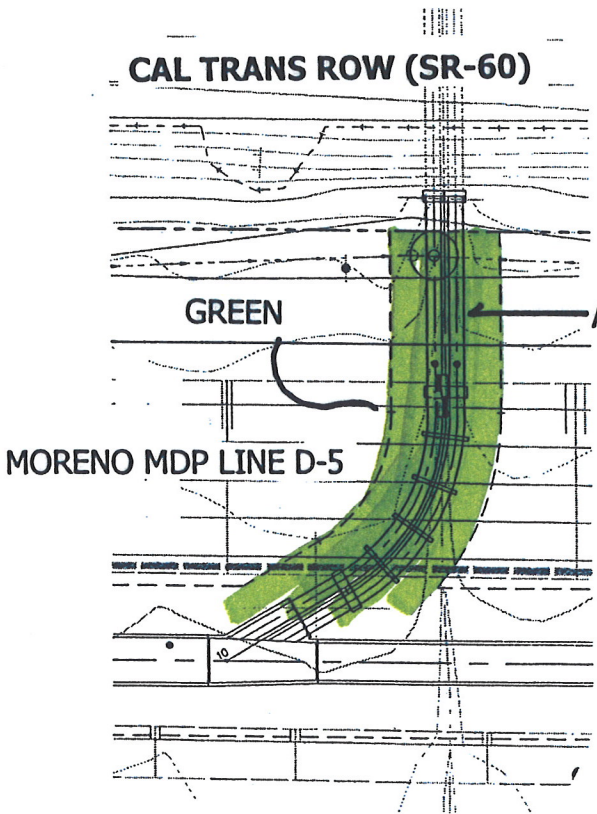
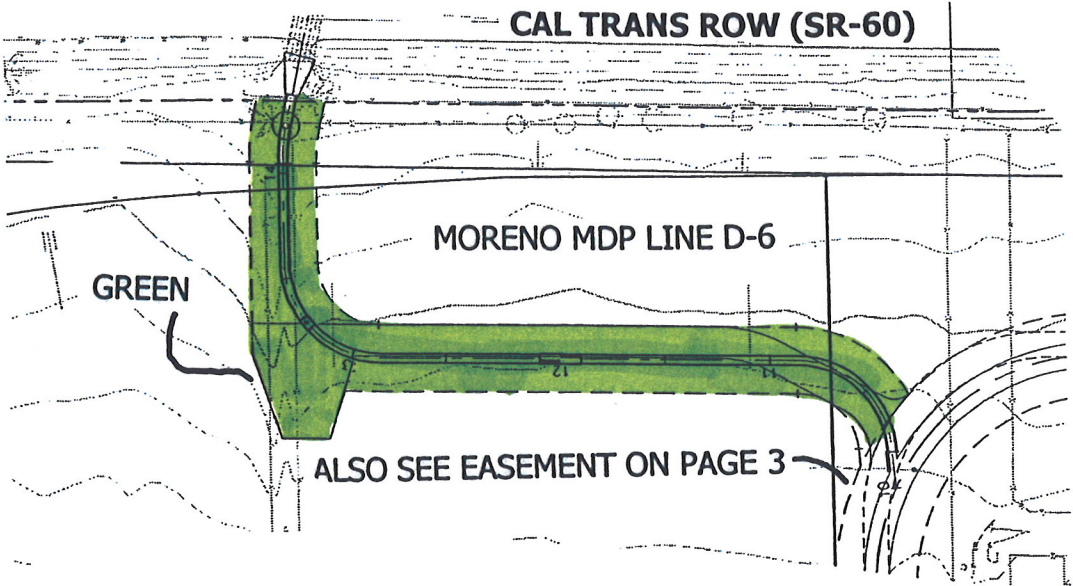
CAL TRANS ROW (SR-60)



Cooperative Agreement
Parcel Map 35629

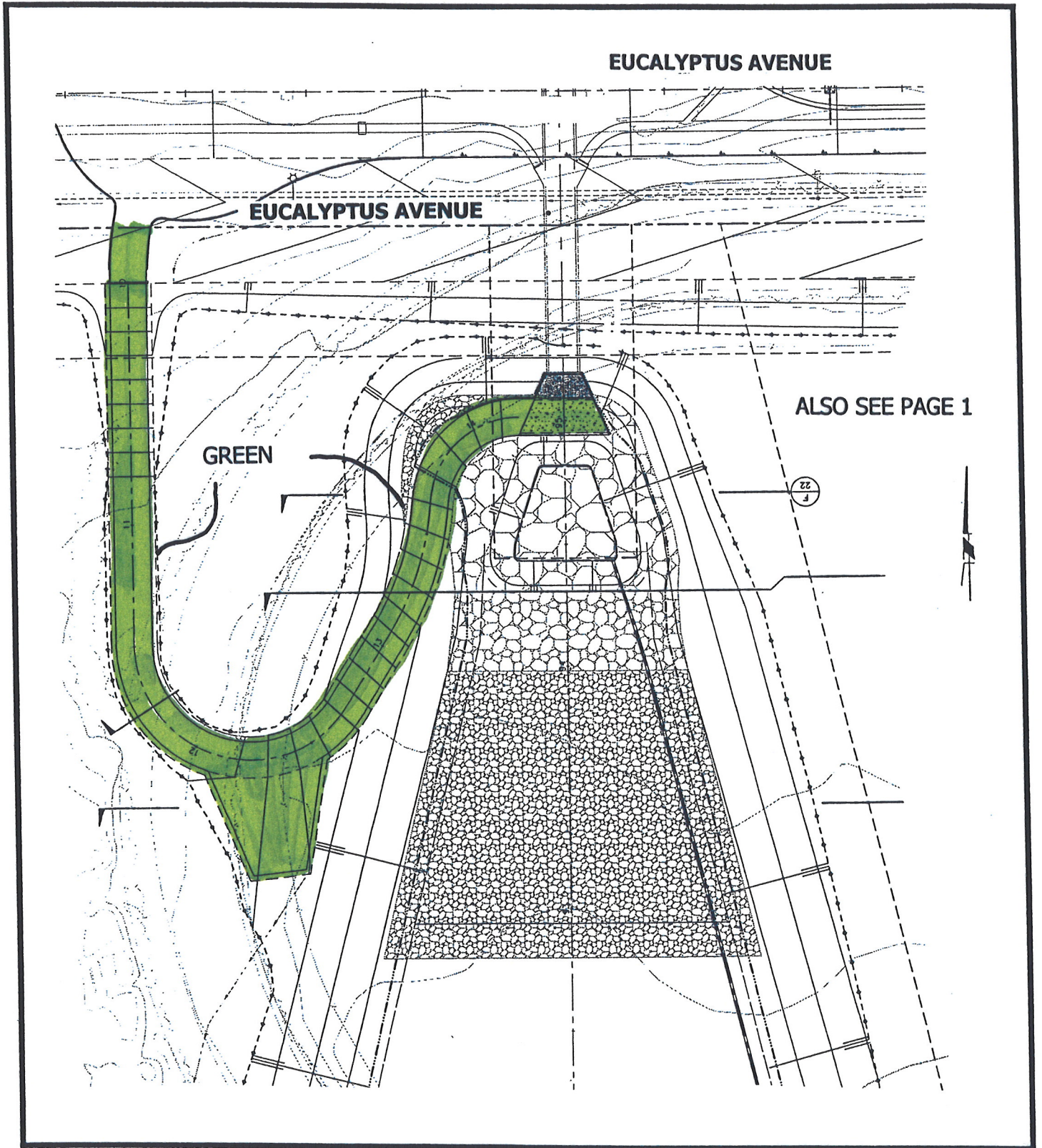
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit B



Cooperative Agreement
Parcel Map 35629
Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

Exhibit B



Cooperative Agreement
Parcel Map 35629

Project Numbers: 4-0-00752-03, 4-0-00749,
4-0-00741, 4-0-00742, 4-0-00743

COOPERATIVE AGREEMENT
AMENDMENT NO. 1

DRAFT

Moreno MDP Line F, Stage 3
Moreno MDP Line D
Moreno MDP Line D-5
Moreno MDP Line D-6
Moreno – Line F Sinclair Street Storm Drain
(Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743)
(Parcel Map No. 35629)

The RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, hereinafter called "DISTRICT", the CITY OF MORENO VALLEY, hereinafter called "CITY", and HF LOGISTICS-SKX T1, LLC, a Delaware limited liability company, HF LOGISTICS-SKX T2, LLC, a Delaware limited liability company, HIGHLAND FAIRVIEW PARTNERS I, a California general partnership, HIGHLAND FAIRVIEW PARTNERS II, a California general partnership, HIGHLAND FAIRVIEW PARTNERS III, a California general partnership, and HIGHLAND FAIRVIEW PARTNERS IV, a California general partnership, hereinafter together called "DEVELOPERS", hereby agree as follows:

RECITALS

A. DISTRICT, CITY and DEVELOPERS have previously entered into a certain Cooperative Agreement (Document No. 2010-0527149 of the official Records of the County of Riverside) pertaining to the construction of flood control and drainage improvements associated with Parcel Map No. 35629 in the city of Moreno Valley; and

B. Paragraph I.7. of the Cooperative Agreement stipulated that DEVELOPERS shall furnish both a faithful performance bond and a material and labor bond; and

Exhibit "D"

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C. DEVELOPERS have furnished both the faithful performance bond and material and labor bonds as stipulated in the Cooperative Agreement; and

D. Whereas, DISTRICT and CITY have determined that construction of the flood control and drainage facilities is substantially complete; and

E. In recognition of construction being substantially complete, DEVELOPERS desire to reduce the amount of surety held by CITY as provided herein.

NOW, THEREFORE, the parties hereto mutually agree as follows:

SECTION I **DRAFT**

1. Section I.7. of the Cooperative Agreement is modified as follows:

7. Provide CITY, prior to providing written notice to DISTRICT of the start of construction as set forth in Section I.8., with a faithful performance bond in the amount of one hundred percent (100%) of the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT and a material and labor payment bond in the amount of fifty percent (50%) of the estimated cost for construction of DISTRICT DRAINAGE FACILITIES as determined by DISTRICT. The surety, amount and form of the bonds shall be subject to the approval of DISTRICT and CITY. The bonds shall remain in full force and effect until CITY and DISTRICT mutually agree that the construction of DISTRICT DRAINAGE FACILITIES is substantially complete; at which time the faithful performance bond amount may be reduced to ten percent (10%) for a period of one year to guarantee against any defective work, and the Material and Labor security will be released after a period of ninety (90)

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days if there are no liens against the project for payment of materials or labor.

2. Except to the extent specifically added to, modified or amended hereunder, all of the terms, covenants and conditions of the original Cooperative Agreement remain in full force and effect between the parties hereto.

//
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DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

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(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

By _____
WARREN D. WILLIAMS
General Manager-Chief Engineer

By _____
MARION ASHLEY, Chairman
Riverside County Flood Control and Water
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

DRAFT

PAMELA J. WALLS
County Counsel

KECIA HARPER-IHEM
Clerk of the Board

By _____
NEAL KIPNIS
Deputy County Counsel

By _____
Deputy

(SEAL)

Amendment No. 1
Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
MHW:KEC:bjp

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RECOMMENDED FOR APPROVAL:

CITY OF MORENO VALLEY

By _____
Public Works Director/City Engineer

By _____
Mayor

APPROVED AS TO FORM:

ATTEST:

DRAFT

By _____
City Attorney

City Clerk

By _____

(SEAL)

Amendment No. 1
Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
MHW:KEC:bjp

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DRAFT

HIGHLAND FAIRVIEW PARTNERS I
a California general partnership

By _____
IDDO BENZEEVI, President

HIGHLAND FAIRVIEW PARTNERS II
a California general partnership

By _____
IDDO BENZEEVI, President

HIGHLAND FAIRVIEW PARTNERS III
a California general partnership

By _____
IDDO BENZEEVI, President

HIGHLAND FAIRVIEW PARTNERS IV
a California general partnership

By _____
IDDO BENZEEVI, President

(ATTACH NOTARY WITH
CAPACITY STATEMENT)

Amendment No. 1
Cooperative Agreement: PM 35629
Moreno MDP Line F, Stage 3, Moreno MDP Line D, Moreno MDP Line D-5
Moreno MDP Line D-6, and Moreno – Line F Sinclair Street Storm Drain
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MHW:KEC:bjp

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HF LOGISTICS-SKX T1, LLC
a Delaware limited liability company

By: HF LOGISTICS-SKX, LLC
a Delaware limited liability company,
its Sole Member

L AFT

By: HF Logistics I, LLC
a Delaware limited liability company,
its Managing Member

By: _____
IDDO BENZEEVI, President and Chief
Executive Officer

HF LOGISTICS-SKX T2, LLC
a Delaware limited liability company

By: HF LOGISTICS-SKX, LLC,
a Delaware limited liability company,
its Sole Member

By: HF Logistics I, LLC
a Delaware limited liability company,
its Managing Member

By: _____
IDDO BENZEEVI, President and Chief
Executive Officer

(ATTACH NOTARY WITH
CAPACITY STATEMENT)

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Project Nos. 4-0-00752-03, 4-0-00749, 4-0-00741, 4-0-00742, 4-0-00743
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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>Ben</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Barry Foster, Community & Economic Development Director

AGENDA DATE: February 22, 2011

TITLE: A RESOLUTION IN SUPPORT OF A HIGH SPEED RAIL ALIGNMENT ALONG THE I-215 CORRIDOR NEAR MARCH AIR RESERVE BASE AND THE DOWNTOWN SAN BERNARDINO TRANSIT CENTER

RECOMMENDED ACTION

Staff recommends that the City Council adopt Resolution No. 2011-18 in support of a High Speed Rail (HSR) alignment along the I-215 corridor near March Air Reserve Base (MARB) and the Downtown San Bernardino Transit Center.

ADVISORY BOARD RECOMMENDATION

The City's Economic Development Subcommittee recommends approval of Resolution No. 2011-XX.

BACKGROUND

On November 4, 2008, State of California voters endorsed California's HSR initiative by approving Proposition 1A authorizing the issuance of up to \$9 billion in state bonds to help finance HSR construction. Additionally, the State of California was allocated \$2.25 billion in federal funding. The proposed HSR project would connect San Francisco to San Diego. The southern section of the HSR line will link Los Angeles to San Diego via the Inland Region.

DISCUSSION

The California High Speed Rail Authority (CHSRA) is studying two possible alignments to serve the Inland Region. The alternatives under review are either: 1) an alignment going east from Ontario to San Bernardino and then along I-215 serving the major cities

of the Inland Region—Moreno Valley, Riverside and San Bernardino, or 2) an alignment from Ontario, then along I-15 that would serve the city of Corona and then Murrieta.

The I-215 alignment with a rail station near MARB clearly achieves the CHSRA's goals outlined in Attachment A and best serve the needs of the entire Inland Region. Additionally, a rail station near MARB would provide much needed construction jobs, along with an infusion economic vitality into this area of the Inland Region, specifically, Riverside County. The I-215 alignment will also generate the most ridership and potential revenue stream for high-speed rail.

A coalition among the cities of Moreno Valley, Riverside, and San Bernardino, along with other private sector entities is being formed to help ensure that the HSR system effectively serves the respective cities, along with a region of more than 4 million residents. Because planning for the California HSR system will take many years, the coalition under formation will pursue a lobbying effort persuading the CHSRA to select the HSR alignment along I-215.

ALTERNATIVES

- 1) Adopt Resolution No. 2011-18 in support of an HSR alignment along the I-215 corridor near MARB and the Downtown San Bernardino Transit Center. *Staff recommends this alternative.*
- 2) Do not adopt Resolution No. 2011-18 in support of an HSR alignment along the I-215 corridor near MARB and the Downtown San Bernardino Transit Center. *Staff does not recommend this alternative.*

FISCAL IMPACT

An I-215 alignment of the California HSR with rail station located near MARB would provide a significant number of construction jobs and would spur future development for support services, thus increasing future job creation in the immediate area of the region. The I-215 alignment also provides the California HSR with the potential for more ridership and maximum revenue opportunities

CITY COUNCIL GOALS

Advocacy

Develop cooperative intergovernmental relationships and be a forceful advocate of City policies, objectives, and goals to appropriate external governments, agencies and corporations.

Public Facilities and Capital Projects

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Positive Environment

Create a positive environment for the development of Moreno Valley's future.

SUMMARY

The State of California's proposed high-speed rail line connecting San Francisco to San Diego includes an Inland Region section. Of the two alignments proposed, one along the I-215 with a stop near MARB will not only benefit the four million residents in the Inland Empire but will also directly benefit the City of Moreno Valley in terms of increased economic vitality.

ATTACHMENTS/EXHIBITS

Attachment A: Resolution No. 2011-18

Prepared By:
Shanna Palau
Management Analyst

Department Head Approval:
Barry Foster
Community & Economic Development Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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RESOLUTION NO. 2011-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, SUPPORTING A HIGH SPEED RAIL ALIGNMENT ALONG THE I-215 CORRIDOR WITH STATIONS NEAR MARCH AIR RESERVE BASE AND THE DOWNTOWN SAN BERNARDINO TRANSIT CENTER

WHEREAS, the California state government is proposing to build a high-speed rail (HSR) line stretching from San Francisco to San Diego;

WHEREAS, on November 4, 2008, the voters of the State of California endorsed California's HSR initiative by approving Proposition 1A that authorizes the issuance of up to \$9 billion in state bonds to help finance the construction of HSR in California;

WHEREAS, California's HSR project has attracted interest from around the world – and won our state a larger share of federal funding than any similar project in the country - - \$2.25 billion;

WHEREAS, the southern section of the HSR project will link San Diego to Los Angeles, via the Inland Empire;

WHEREAS, the Final Statewide Program EIR/EIS for the HSR project identified specific objectives the HSR project must satisfy, including the following:

- Increase intercity travel capacity to supplement critically over-utilized interstate highways and commercial airports;
- Maximize intermodal transportation opportunities by locating stations to connect with local transit, airports, and highways;
- Provide a sustainable reduction in travel time between major urban centers;
- Develop a practical and economically viable transportation system that will generate revenues in excess of operations and maintenance costs;

WHEREAS, the California High Speed Rail Authority (CHSRA) is charged with determining the rail alignment and location of rail stations that will optimize the multiple adopted objectives for the HSR project; and

WHEREAS, the CHSRA is currently evaluating two HSR alignment alternatives through the Inland Empire: an I-15 alignment with one station in southern Corona at Temescal Canyon and an I-215 alignment with a station in Riverside near March Air Reserve Base and at the downtown San Bernardino Transit Center;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moreno Valley, California, hereby supports a HSR alignment through the Inland Empire along the I-215 corridor with station locations near March Air Reserve Base in Moreno

Valley/Riverside and the Downtown San Bernardino Transit Center (“I-215 Alignment”), because the I-215 Alignment best optimizes the adopted objectives of the HSR project for the following reasons:

1. The I-215 Alignment clearly has the greatest capacity to serve the over four million residents of the Inland Empire, the second largest metropolitan area in Southern California that experienced a 25.4% growth in population over the last decade.

2. The I-215 Alignment clearly has the greatest capacity to serve and generate ridership from 2.2 million residents located in the urban areas of the Inland Empire which are located along the I-215 corridor, and to additionally serve and draw ridership from the adjacent Coachella Valley.

3. The I-215 Alignment clearly provides the strongest intermodal connectivity for the HSR project, with direct connection to five separate Metrolink lines (the San Bernardino, Riverside, 91, Inland Empire-Orange County, and the Perris Valley lines), direct connection with Amtrak and proposed light rail service in San Bernardino, and direct connections with Bus Rapid Transit (BRT) and regional bus service in San Bernardino and future BRT service planned in Riverside. In comparison, the alternative I-15 alignment has no ability for connectivity with Metrolink, Amtrak, BRT, or any other form of mass transit.

4. The I-215 Alignment clearly provides the strongest and only option for HSR interconnectivity with all key commercial airports in the Inland Empire. The I-215 Alignment will place the HSR project adjacent to both San Bernardino International Airport and March Air Reserve Base, both of which play important roles in meeting commercial air service for Southern California according to regional aviation demand forecasts in the 2008 Regional Transportation Plan prepared by the Southern California Associated Governments (SCAG). The I-15 alignment eliminates any connectivity with these important airports that, according to SCAG, are needed to relieve congestion at other Southern California airports that are operating at or close to their design limits or legal restrictions, including Los Angeles International Airport, San Diego-Lindbergh Field Airport, Burbank-Glendale-Pasadena Airport, John Wayne Airport, and Long Beach Airport.

APPROVED AND ADOPTED this 22nd day of February, 2011.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION JURAT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF MORENO VALLEY)

I, _____, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. _____ was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the _____ day of _____, _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

**MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011
(Report of: City Clerk's Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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**MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011
(Report of: City Clerk's Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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C.3 APPROVE RE-APPROPRIATION OF FUNDS AND AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH HILLCREST CONTRACTING, INC. FOR DAY STREET ROADWAY IMPROVEMENTS FROM ALESSANDRO BOULEVARD TO COTTONWOOD AVENUE (ITEM ALSO LISTED AS ITEM A.10) (Report of: Public Works Department)

Recommendation: That the RDA:

1. Re-appropriate \$232,000 from Account No. 897.91728 (SR-60 / Nason Street Overcrossing Bridge) to Account No. 897.91724 (Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue);
2. Authorize a Change Order to increase the Purchase Order with Hillcrest Contracting, Inc., in the amount of \$192,000 for Day Street Roadway Improvements from Alessandro Boulevard to Cottonwood Avenue (Account No. 897.91724); and
3. Authorize the City Manager, acting in his capacity as the Executive Director for the Community Redevelopment Agency of the City of Moreno Valley, to execute the Change Order to the Purchase Order for Hillcrest Contracting, Inc. on behalf of the Community Redevelopment Agency.

SEE AGENDA ITEM A.10

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**MINUTES - REGULAR MEETING OF FEBRUARY 8, 2011
(Report of: City Clerk's Department)**

Recommendation: Approve as submitted.

SEE AGENDA ITEM A.2

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RA</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Barry Foster, Community & Economic Development Director

AGENDA DATE: February 22, 2011

TITLE: PROPOSED AMENDMENT TO THE GENERAL PLAN HOUSING ELEMENT (PA08-0053) AND ADOPTION OF RESOLUTION NO 2011-19

RECOMMENDED ACTION

Staff recommends that the City Council adopt Resolution No 2011-19 approving PA08-0053; an amendment of the City of Moreno Valley General Plan Housing Element.

ADVISORY BOARD/COMMISSION RECOMMENDATION

At their November 18, 2010, meeting, the Planning Commission reviewed the proposed amendment to the General Plan for the Housing Element and took action to recommend that the City Council approve it.

BACKGROUND

California law requires local governments to have a General Plan consisting of at least seven elements, including a Housing Element. Pursuant to State law the Housing Element must contain three components:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs.
- A statement of the community's goals, quantified objectives and policies related to the maintenance, improvement and development of housing.
- A five-year schedule for the implementation of the policies and achievement of the Housing Element goals and objectives.

The City has developed a draft Housing Element for the 2008-14 planning period. The intent of the proposed Housing Element is to guide the City's housing related programs

during the balance of the planning period (2008-2014) in accordance with State housing law and the City's housing needs and goals for the future. The proposed Housing Element provides citizens and public officials with an understanding of the community's housing needs and sets forth suitable policies and programs designed for the realization of defined goals. It also reviews the existing Housing Element and quantifies the results of previous policies, programs and objectives.

The City's first submittal to the State Department of Housing and Community Development (HCD) was made on May 23, 2008. In the intervening two years, staff collaborated with HCD staff on the technical review and developed a series of changes and clarifications to the City's proposed Housing Element. During this time, HCD also assigned a new analyst to review the proposed Element. The new HCD analyst requested more substantive revisions. The City submitted the proposed Housing Element for a third HCD review on May 2, 2010 and received correspondence, on October 13, 2010 that the proposed Element had been approved by HCD staff.

DISCUSSION

Prior to November 18, 2010, the Moreno Valley Planning Commission last reviewed and approved the draft Housing Element for submission to the City Council and HCD on May 22, 2008. The primary changes to the proposed Housing Element since then include the following:

- Elimination of the Underutilized Inventory. Initially, HCD worked with staff to incorporate sites in the Redevelopment Project Area that were zoned R-15 but which contained only one or two units but had potential for future development at their full capacity. HCD disallowed this methodology and the Inventory was eliminated.
- Creation of Program 8.25, which amends Title 9 of the Development Code and establishes a Single-Room Occupancy (SRO) zone in multi-family and specified commercial zones. Approving the Housing Element commits the City to establishing standards that would ensure quality SRO projects, if proposed for development. Standards would be drafted by Planning staff and submitted to the Planning Commission for review and recommendation to City Council for approval.
- Creation of Program 8.26, which amends Specific Plan 208 (the Moreno Valley Industrial Area Specific Plan at the southern end of the City) to add homeless shelters as a permitted use in compliance with State Senate Bill 2 and adopts development standards for the use. Approving the Housing Element commits the City to establishing development standards that ensure quality shelters, if proposed for development. Standards would be drafted by Planning staff and submitted to the Planning Commission for review and recommendation to City Council for approval.
- Creation of Program 8.27, which amends Title 9 of the Development Code to adopt reasonable accommodation procedures. The City is required to adopt reasonable accommodation procedures in accordance with fair housing and

disability laws. Cities including Riverside and Murrieta are developing reasonable accommodation procedures so that undue burdens are not placed on disabled persons when they seek to retrofit their homes for accessibility.

- Creation of Program 8.29, which amends Title 9 of the Development Code to permit farm worker housing by right in all multi-family zones. Approving the Housing Element commits the City to establishing standards that ensure quality farm worker housing projects, if proposed for development. Standards would be drafted by Planning staff and submitted to the Planning Commission for review and recommendation to City Council for approval.
- Summary of incentives the City currently provides to developers of affordable housing into a “Lot Consolidation Incentive,” brochure. The City already offers several programs that encourage development of affordable housing. HCD requires development of a brochure that summarizes the various programs.

In addition to the changes desired by HCD, City staff has added language in the Housing Element that allows the possibility of reconsidering its land planning to rezone areas of the City from residential and mixed use designations to commercial and industrial designations with a goal of improving the City’s near term effort with a jobs to housing balance. Specifically, the City’s eastern area – south of SR 60 and east of Redlands Boulevard to the City’s eastern border presents an opportunity to revisit land uses to create new employment opportunities for the community, thereby reducing commuter trips of residents of Moreno Valley to Orange and Los Angeles counties. Please note, this language just raises the possibility that the city may consider future proposals to rezone areas. Please understand the public will be provided a full opportunity to participate in future planning efforts consistent with and in full conformance with state and local law.

The Regional Housing Needs Assessment (RHNA) and the R-30 Zone Creation

In compliance with State Law, considerable Housing Element text is dedicated to documenting the City’s compliance with its Regional Housing Needs Assessment (RHNA) allocation. Through the RHNA process, the Southern California Association of Governments (SCAG) projects each city’s demand for future housing and allocates new housing units to be planned for in order for each city to meet projected demand. The total number of projected housing units is further divided into income categories to properly address the housing need across various income levels. SCAG requires (and the State approved has approved) that forty percent of the total RHNA allocation is dedicated to producing housing for low and very low income residents.

During the planning period from 2008 through 2014, Moreno Valley’s assigned RHNA number is 7,474 units. Please note: the City is not required to build the housing units assigned in the RHNA. However, the City must ensure that it has sufficient, appropriately-zoned residential sites to accommodate the RHNA allocation.

As required by SCAG, the 7,474 units have been further allocated to the four required income categories based on the relationship to the Area Median Income (AMI), which in

2010 is \$65,000 per year for a family of four. In compliance with SCAG's requirement, forty percent of the City's RHNA allocation is dedicated to producing housing for low and very low income residents.

Table 1 - RHNA Allocation Moreno Valley				
"Very Low" <50% AMI	"Low" <80% AMI	"Moderate" <110% AMI	"Above Moderate" >120% AMI	Total
\$32,500	\$52,000	\$71,500	Above \$78,000	
1,806 units	1,239 units	1,362 units	3,067 units	7,474 units
24.1%	16.6%	18.2%	41.0%	

State Housing Element Law Article 10.6 of the Government Code Section 65583.2 establishes guidelines under which counties and municipalities undertake the Vacant Land Inventory for Housing Elements. In particular, Section 65583.2(B) prescribes densities that the State deems appropriate to accommodate housing for lower income households. For jurisdictions in metropolitan counties with a local population in excess of 100,000 persons, the State considers a density of thirty (30) units per acre as adequate to accommodate units affordable to low and very low income households. Consequently, vacant sites zoned at thirty (30) units per acre will automatically be counted as meeting the very low and low income RHNA categories, whether the units are ever built or whether the unit rents are in actuality affordable.

The City Council and the Planning Commission held a joint study session in November 2007 to provide direction to staff. Recognizing the shortfall in the City's capacity to meet the RHNA allocations, these legislative bodies proactively directed the creation of an R-30 zoning designation in three locations in the community, as shown in Exhibits C, D, and E of the Draft Housing Element.

The HCD-approved draft Housing Element for Moreno Valley proposes to create the R-30 zoning designation and then process a General Plan amendment to apply the R-30 zoning to the identified locations. In total, 142 acres in 54 parcels are proposed for rezoning. The rezoning will result in 2,815 units, 1,945 of which will meet the remaining RHNA balance for the current Housing Element planning period. The General Plan Land Use and Municipal Code Zone and Development Standards for the R-30 zone were adopted by the City Council on September 22, 2009.

Moreno Valley's RHNA allocation for the low and very low-income categories is 3,045 units for the period between 2008-2014. Units facilitated by City and already credited through the City's affordable housing program total 1,100 units, thereby leaving a RHNA obligation of 1,945 units in the low and very low – income categories. After completing the inventory of vacant land sites in the community capable of supporting new development opportunities for affordable housing project including full implementation of the R30 high density housing opportunities, Moreno Valley's proposed Housing Element provides increased land use areas for new residential projects aimed at low and very low – income categories for a total of 4,100 units, which is 1.3 times its RHNA obligation

of 3,045 units. Overall, the inventory of land available for future residential development suggests that a total of 14,528 residential units could be developed for all income categories (very low, low, moderate, and above moderate income categories), which is 1.94 times the City's total RHNA allocation of all types of housing.

With the possibility of producing more housing than its RHNA obligation for this planning cycle, City staff is cognizant of the possibility to re-evaluate its land planning to rezone areas of the City from residential or mixed-use land designations to commercial and industrial land use designations, to create new employment opportunities and improving the City's near term effort with a jobs to housing balance.

Additionally, the HCD-approved proposed Housing Element contains a series of objectives, goals and programs for the planning period. The programs are included in Table 8-41 of the Draft Housing Element, pages 89-97.

ALTERNATIVES

1. Approve the proposed Amendment to the General Plan Housing Element.

Staff recommends this alternative because it will assure conformance with HCD direction and compliance in having an approved Housing Element.

2. Not approve the proposed Amendment to the General Plan Housing Element. This action would result in the City's General Plan Housing Element being out of compliance with State housing law and could result in possible litigation against the City. Additionally the City could lose current funding or potential future funding for housing, transportation and infrastructure.

Staff does not recommend this alternative.

FISCAL IMPACT

All programs, existing and new, in the proposed Amendment to the General Plan Housing Element have been included in the Redevelopment Agency budget covering the planning period (2008-2014). It is anticipated that HOME funding will continue at current levels in the future, allowing the City to fund programs designated for HOME funding in the proposed Housing Element. Failure to adopt a Housing Element could result in State-imposed sanctions including jeopardizing the release of funding for future state programs.

CITY COUNCIL GOALS

The proposed Amendment addresses the City goals of Community Image, Neighborhood Pride and Cleanliness and Positive Environment by encouraging the maintenance of safe and sanitary housing and encouraging the provision of housing for the full range of employees needed to meet local employer needs.

SUMMARY

State law requires that each city and county have a certified Housing Element as one of the required seven elements of the General Plan. The proposed Amendment to the General Plan Housing Element, which includes six significant changes to the draft since the City Council last reviewed it, has been approved by the State Department of Housing and Community Development. Upon adoption by City Council, HCD will certify the City's Housing Element.

NOTIFICATION

A notice was placed in the Press Enterprise, ten days prior to the hearing, to advise the public of the hearing and document availability.

ATTACHMENTS/EXHIBITS

Attachment A: Proposed Amendment to the General Plan Housing Element
 Attachment B: Resolution

Prepared By:
 Gretel K. Noble
 Management Analyst

Department Head Approval:
 Barry Foster
 Community & Economic Development Director

Concurred By:
 Michele Patterson
 Redevelopment & Neighborhood Programs Administrator

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:



CITY OF MORENO VALLEY
DRAFT HOUSING ELEMENT
2008-2014

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA. 92552-0805

February 2011

8 HOUSING ELEMENT

8.1 INTRODUCTION

The State of California requires that every city and county have an adopted General Plan to provide guidance and direction in development activities. The Housing Element is one component of the General Plan and became a required element in 1969. The State has an interest and responsibility in ensuring that the housing needs of its citizens are adequately met. In addition, housing, as a major component of economic development, is essential in attracting and retaining jobs and maintaining overall economic vitality.

8.1.1 State Housing Element Law

The housing element is one of the seven General Plan elements mandated by the State of California Sections 65580-65589.9 describes the requirements for housing elements. The housing element must contain the following:

- 1) An analysis of population and employment trends and quantification of a locality's existing and projected housing needs, for all income levels.
- 2) An analysis of household characteristics, including ability to pay, housing characteristics, including overcrowding and housing stock conditions.
- 3) An inventory of land, including vacant sites and sites with potential for redevelopment, suitable for residential development.
- 4) An analysis of potential and actual governmental constraints upon housing development, improvement, and maintenance.
- 5) An analysis of potential and actual nongovernmental constraints upon housing development, improvement and maintenance.

- 6) An analysis of special housing needs, including elderly persons with disabilities, homeless persons, large families, farm workers and families with female heads of household.
- 7) An analysis of opportunities for conserving energy in residential development.
- 8) An analysis of existing housing developments with affordability restrictions expiring during the next ten years.

The law requires that a locality establish a five-year schedule of actions it is undertaking or will undertake to implement the policies and achieve the goals and objectives of the housing element.

In 1986 the law was amended to include a requirement for identification of sites for emergency shelters and transitional housing. In 1990, an amendment to the law was made requiring an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years, due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

8.1.2 General Plan Consistency

The goals, policies, objectives and programs in the housing element for the planning period of 2008-2014, relate to and are consistent with all elements in the general plan. The City's housing element identifies programs and resources required for the preservation, improvement and development of housing to meet the existing and projected needs of its residents. As portions of the General Plan are amended in the future, the housing element will be reviewed to ensure internal consistency.

8.1.3 Summary

The 2008-2014 housing element consists of a series of ongoing and new programs that

implement the City's housing element goals. The City of Moreno Valley's housing goals can be classified into five areas of focus:

- Preservation and revitalization of existing neighborhoods.
- Creation of housing opportunities for special needs populations.
- Creation of rental housing for low and very low income households.
- Creation of housing opportunities for low and moderate income first time home buyers.
- Increase of energy conservation measures.

Under the goal of neighborhood preservation and revitalization, the City has a series of highly subscribed to programs that include annual neighborhood clean ups throughout the city, home improvement loan and grant programs, as well as focus neighborhood beautification grant programs. Additionally, the City of Moreno Valley takes a proactive role in its code enforcement activities in CDBG target areas and redevelopment areas. Often, code officers are the point of contact for referrals to the City's rehabilitation programs. Neighborhood revitalization programs also include existing multi-family rental housing in the Targeted Neighborhood Program in which the Redevelopment Agency (Program 8.9) will assist in establishing owner's associations in order to address issues in smaller rental developments and maintain an important part of the privately owned, affordable housing stock.

The goal of creating housing opportunities for special needs populations is a goal that in the past primarily focused on senior populations and transitional housing. In the current element this goal has been expanded to include Agency funding of rental units affordable to formerly homeless, mentally ill adults, as well as Agency funding of rental units for developmentally and physically disabled adults and seniors; a work program to amend Title 9 of the

Development Code to establish SRO zones in the multi-family and specified commercial zones; a program to amend Specific Plan 208 to add homeless shelters as a permitted use and a program to amend the Development Code to adopt reasonable accommodation procedures. Although Moreno Valley is no longer an agricultural community, pursuant to State law, the element includes a program to amend the Development Code to codify what is currently our practice of permitting, by right, farm worker housing in all multi-family zones.

The goal of creating rental housing for low and very low income households consists of a continuation of programs that in the past have created in excess of 600 permanently affordable rental units. The most ambitious program under the goal of creating rental housing for low and very low income households is the rezoning of 142 acres to R-30.

To accommodate the remaining regional housing need of 1,945 Units affordable to lower-income households, the City proposes to rezone 142 acres of vacant and underutilized sites to R-30 with a minimum density of 24 units per acre. The sites proposed for the rezone are identified by Assessor Parcel Number (APN) in attachment 4, calculations 3, 4, and 5, as well as on the map labeled Attachment 1. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), which is not required in Moreno Valley for multi-family housing, or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). As part of the rezoning program, the City has already rezoned 8.75 acres of Agency owned land for the creation of 225 units of rental housing and a day care facility at Day and Alessandro. Additionally, the Agency has provided financing for projects such as Perris Isle

Senior Apartments, Rancho Dorado family housing, Atwood Gardens which includes units for developmentally disabled adults, Casitas Del Valle which consists of 40 units of affordable family housing.

In the sphere of creating affordable housing the City of Moreno Valley has a tradition of providing incentives for the development of housing to compliment its provision of funds and land. Incentives that facilitate lot consolidation of underutilized sites have resulted in increased development of small sites (See Table 8-21). Taken together these incentives comprise a program for lot consolidation. The incentives include deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy (Program 8.14). A Policy of keeping development impact fees at a lower level for affordable housing (Program 8.15). Permit streamlining (Program 8.16). Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMPF) for affordable housing (Program 8.17); density bonus pursuant to the City's density bonus ordinance and a 100% density bonus for senior housing (ongoing program). Lastly, the City allows an administrative 10% reduction in required yards to accommodate density above 80% of the maximum allowed density, for an increase in density and not just increases in unit sizes.

The City's goal of creating housing opportunities for low and moderate income first time home buyers consists of two programs. The first program provides down payment assistance to first time homebuyers in the form of a silent second. The second program targets households at 50% and 60% of median income through the City's partnership with Habitat for Humanity.

The goal of increasing energy conservation measures is being met by a series of programs that include adopting an ordinance to require all new and

replacement roofing to utilize radiant barrier plywood; implementing the City's Residential Solar Initiative Program; distributing free of charge compact fluorescent light bulbs; adopting an ordinance to require all new housing have whole house fans installed at time of construction and marketing energy efficiency programs.

8.1.4 Citizen Participation

The City of Moreno Valley made a diligent effort to elicit participation from the community in developing its housing element for the planning period of 2008-2014.

In an effort to facilitate public input, staff held three community meetings on October 1st, 3rd, and 4th. The October 1st meeting was held at the Senior Center and the October 3rd meeting at Towngate Center while the October 4th meeting was held at the Moreno Valley Ranch Golf Club. On October 15th, staff met with fifteen housing advocates and developers who provide housing services to residents in the City of Moreno Valley.

Notifying the public of the community meetings was done through a variety of media including:

- MVTV-3
- The Press Enterprise
- Direct Mailers
- Press Release
- Newspaper Article

The meeting dates and locations, as well as the meeting topic were posted on the MVTV-3 bulletin during the month of September. Three, one quarter page ads were published in the Press Enterprise detailing the purpose of the meetings and the meeting dates and locations. A total of 3,000 letters were mailed to property owners, as well as affected neighbors. Furthermore, in an effort to elicit greater

participation from adjacent neighbors, the 300 foot noticing radius, for the mailers, was expanded to 500 feet.

A press release was posted on the City's website, resulting in a follow-up article that was published in the local section of the Press Enterprise on Sunday, September 30th. The article discussed the Regional Housing Needs Assessment (RHNA) numbers for Moreno Valley and staff's proposed density increases. The article also included the dates and locations of the public meetings as well as a telephone number for inquiries and information.

8.1.5 Attendance and Participation

Based on staff's land inventory, it was evident that the current zoning designations on the vacant parcels, available for residential development, would not generate sufficient potential units to meet the City's RHNA allocations (see table 8-18). Consequently, staff developed a proposal to increase residential zoning designations, in various areas in the community, including areas with a significant number of underutilized parcels. The proposal was presented at the public meetings.

A total of 161 persons attended the three public meetings. The following provides the number of persons attending each meeting:

- October 1st 88 attendees
- October 3rd 27 attendees
- October 4th 45 attendees

At each meeting, Neighborhood Preservation staff members provided an overview of the housing element, the RHNA allocation for Moreno Valley, the challenges in providing affordable housing opportunities, and possibilities for increasing housing densities in several areas of the community. At the three public meetings, concerns related to increases in density centered on nonconforming uses, eminent domain, traffic and crime. Some property owners were concerned that if the proposed

density increases were approved, their existing uses would have a limited life, at the end of which their zoning use would expire. Staff from the Neighborhood Preservation and Planning Divisions informed meeting participants that the City of Moreno Valley allows nonconforming uses to remain in place and thus they could continue to operate their business or occupy their homes without concern of an expiring use, despite a change in zoning.

Others attending the meetings were concerned that the Redevelopment Agency would take their properties by eminent domain, and specifically cited the use of such powers in the neighboring City of Riverside. Staff reassured residents that the Moreno Valley Community Redevelopment Agency does not have eminent domain powers and that the proposed increases in density would not result in condemnation of properties. Meeting participants were reassured that staff's proposal was intended to plan for increased housing demand, especially as the City's population and employment base continues to expand.

Meeting participants also raised concerns about increased crime and traffic as a result of multi-family development. Many people maintained that multi-family development has higher rates of crime and creates more traffic than single family development. Although, the City does not compile crime data by development type (i.e. crimes in multi-family developments and crimes in single family developments), the City does have information on demand for police services by development type. It is plausible to deduce that the majority of calls for police service are for police intervention to a crime and thus can point to the occurrence of crime. In contrast to popular misconceptions, the data on demand for police services shows that calls for police in multi-family developments, in Moreno Valley, account for only 7% of the total calls for service in residential development types,

while calls for service in single family developments account for 93%. Considering that multi-family development only comprises 17% of residential development in the city, its impact on calls for service is not higher than its proportion of this housing type, but is actually less than half. Single family development comprises 83% of the housing stock and accounts for far more than its share of calls for police service.¹

In California's six largest metropolitan areas, 67% of rental households do not possess a vehicle or actually only own one vehicle, compared to 44% of homeowner households.² Accordingly, fewer auto trips occur in higher-density areas than in low density residential areas. The data sheds light on the misconception that multi-family development in Moreno Valley will result in more traffic than single family development. In Moreno Valley, existing single family development generates 476,805 vehicle trips every day. By comparison, existing multi-family development generates at total of 66,801 daily vehicle trips. Consequently, single family development accounts for six times as many vehicle trips, per day, than multi-family development. Notwithstanding that any increase in development will result in increased traffic, single family development results in disproportionately greater traffic generation than higher density housing.

8.1.6 Correspondence and Conversations

In addition to the community meetings, staff received comments from the public regarding the proposed density increases, via e-mail, letters and telephone calls. Residents living in and around the areas proposed for density increases, specifically residents in the Edgemont and Central Sunnymead neighborhoods and around the Festival shopping center, voiced concerns related to the impact higher density housing would have on their quality of life.

Residents were concerned about increased traffic and crime, but also feared a reduction in property values. Although people were concerned with a drop in property values with the development of higher density housing, the strongest influence on property values is likely architectural and design standards, as well as professional management and adequate maintenance. Staff emphasized to property owners that the City requires higher density housing to be built to the highest architectural and design standards, and as such, development of well designed and well managed higher density housing could even increase property values in areas where such development occurs.

8.1.7 Input from Affected Property Owners

The overwhelming majority of owners with properties located in areas proposed for residential density increases were in support of a possible zone change and resultant increase in density. Owners viewed the proposed density increase as enhancing the value of their properties and allowing them greater flexibility for the future development of their properties. Owners in Central Sunnymead were especially supportive of the increased density, combined with their ability to develop mixed used projects. Owners of properties proposed for a change in density near the Riverside Regional Medical Center and near the northwest corner of Perris and Iris were also in favor of the proposed zone change and possible increase in residential density. Residents living near the Regional Medical Center, who contacted staff, did not voice opposition or support for the proposed change in zone, but were interested in the proposal and wanted to better understand how they might have input into the design of a possible development.

A minority of property owners in the areas proposed for density increases were opposed to the proposed zone change and

density increase. Owners voicing opposition primarily fell into two categories, those who already have existing commercial or retail uses and those who are anticipating developing their properties for commercial or retail uses. Owners of the property at the Box Springs area that currently includes a mini-storage facility and a used car sales facility were opposed to the change in zoning. The owners voiced concerns that their existing use would become nonconforming and could cause their tenants to relocate. However, staff explained that nonconforming uses can remain in place indefinitely. Staff also noted that there is currently a multi-family development proposed for the Box Springs area and that the private sector views the area as highly viable for multi-family housing.

At Perris and Iris, the owner of a small property that fronts on Iris, and where horses are boarded, is opposed to the change in density. She fears the change in zoning could jeopardize her existing use. A former Mutual Water Company owns approximately ten acres at the southeast corner of Ironwood and Heacock, near the Festival. The company's representative opposes the change to residential zoning because the company wishes to develop the parcel under its existing commercial zoning designation.

8.1.8 Voting for Future Development

At the three community meetings, participants were given the opportunity to vote their support or opposition to the proposed increases in density. At the conclusion of each meeting, participants were asked to cast no more than three voting dots per area where they felt higher density residential development should occur. Meeting participants that felt that additional development was not warranted were asked to cast their votes outside the city limits to signify their satisfaction with development at current levels.

A total of 702 voting dots were placed on the maps, at the three meetings. Although a total of 1,706 voting dots were distributed, some participants left the meetings before the voting commenced, other participants chose not to cast all of their dots, while others simply chose not to vote.

The visual representation of the voting is notable in several aspects. Immediately evident is that the majority of meeting participants voted for future development, with higher density, to occur in the eastern and largely undeveloped area of Moreno Valley.

- Area 1: Edgemont received a total of 45 votes or 7% of the total votes.
- Area 2: The Village at Sunnymead received the second highest number of votes in favor of future development and increased density, with 109 votes, or 16% of all votes.
- Area 3: Near the Riverside Regional Medical Center, received 80 votes or 11% of the total votes.
- Areas 4 and 5: A total of 288 voting dots, or 41% of all votes, were cast in favor of future development east of Nason Street. Of the 288 votes, 140 were cast in favor of development between Nason and Theodore streets, and the balance were cast in favor of development east of Theodore Street to the city limits.
- Area 6: A small amount of votes (i.e. 8) or 1% indicated support for the area south of Box Springs Road and east of Day Street.
- Area 7: This area is near the intersection of Perris Boulevard and Iris Avenue and received a total of 17 votes or 2% of the total votes.
- Area 8: This area actually represents the balance of the city not represented in the previous seven areas. A total of 56 votes

were cast, representing 8% of the total.

- Area 9: A total of 99 votes were cast outside the city limits or 14% of all votes, and represent votes against changing any zoning to higher densities.

It was clear that participants in the three meetings were of the opinion that the relatively undeveloped east end of the city should shoulder the majority of future, higher density housing development. It was also evident that the idea of a town center with mixed uses, such as housing, commercial and office uses, appealed to people who voted for increased housing density in the Village at Sunnymead. People also seemed to want to provide housing in areas near existing or emerging employment centers, such as the area near the regional medical center. However, 14% of the votes cast indicated that there should be no zone changes to allow for additional, higher density housing.

The current economic recession has significantly impacted the local and regional jobs base, with unemployment in the City of Moreno Valley ranging from 15 to 18% during the course of the past several years. Moreno Valley has a low jobs-to-housing ratio. It is possible the City may have to reconsider its land planning strategy for the eastern portion of the City to include jobs-producing and industrial uses. The eastern part of the City is a cohesive area that can be planned in a comprehensive manner to include synergistic jobs-producing land uses. Re-designating areas in the eastern portion of the City for jobs producing commercial and industrial uses will create an improved jobs and housing balance in the City thereby reducing commuter trips to Orange and Los Angeles Counties and assisting in the achievement of regional planning goals encouraged by other provisions of State law such as SB 375. Thus, it is possible that the City may consider future proposals to rezone areas

south of SR 60 and east of Redlands Boulevard from residential and mixed use designations to commercial and industrial designations. The public will have an opportunity to participate in those future planning efforts consistent with State and local law.

8.1.9 Housing Developer and Advocate Meeting

In addition to the community meetings, staff conducted a fourth meeting with affordable housing developers and advocates representing organizations that assist low-income families. The meeting focused on the City's responsibilities with regard to the housing element and issues related to developing affordable housing in Moreno Valley. The issues discussed included per unit development costs for family housing and senior housing, the approval process, and funding mechanisms. Affordable housing developers had the following suggestions to facilitate the development of affordable housing:

- Fast tracking the development review process in exchange for concessions from the developer (e.g. energy efficient design such as using solar, and other green technologies).
- Reduction in development impact fees.
- Adoption of an inclusionary housing ordinance that would require developers to construct a specified percentage of affordable units, or pay a fee in lieu of building the units, or donate land for the future development of affordable housing.
- That the Redevelopment Agency should provide land on long term leases to affordable housing developers to reduce land costs and total project costs.

8.20 Proposal for Meeting the RHNA

On November 20, 2007 the City Council and Planning Commission held a joint study session to evaluate staff’s proposals to increase zoning densities in various areas of the city. The intent of staff’s proposals was to plan for the Regional Housing Needs Assessment (RHNA) allocation for the period between 2008 and 2014 and to plan for future population growth and housing needs beyond 2014.

Staff compiled a parcel by parcel inventory of vacant land in the city, providing acreage, zoning, and the number of units that could potentially be developed on each parcel. Based on the inventory, it became evident that the City would fall short of its RHNA requirements in the “Very Low and “Low” income categories, but would exceed its requirements in the “Moderate” and “Above Moderate” income categories.³

In an effort to make up the shortfall, and to plan for future growth and housing needs beyond the most recent RHNA, staff presented a proposal to increase residential densities in various areas of the city. The areas chosen were on major streets, near

shopping and employment and some were within the redevelopment project area.

8.2 HOUSING NEEDS ASSESSMENT

8.2.1 Population Trends and Demographic Characteristics

According to the State Department of Finance, the 2007 population for the City of Moreno Valley was 180,466. The 2007 population represents a 27% increase in population in the seven years since 2000. In 2000 the population was 142,379. In the ten years between 1990 and 2000, the city’s population increased 20% with the city gaining 23,602 residents. Riverside County has grown more rapidly than Moreno Valley, with population increasing 31% between 1990 and 2000 and 32% between 2000 and 2007 (see table 8-2).

Unlike the growth between 1980 and 1990, when the city gained 90,650 residents, recent growth has been moderate, as reflected in chart 8-1. However, Moreno Valley continues to be among the fastest growing Inland Empire cities. Between 2000 and 2006 Moreno Valley was the sixth fastest growing city in the Inland Empire.⁴

Table 8-2 City of Moreno Valley and Riverside County Historical Population Growth

8.2 YE	MORENO VALLEY POPULATION	NUMERICAL GROWTH	% CHANGE IN GROWTH	RIVERSIDE COUNTY POPULATION	% CHANGE IN GROWTH	M.V. AS % OF TOTAL COUNTY POPULATION
1990	118,779			1,170,413		10%
2000	142,381	23,602	20%	1,535,125	31%	9%
2007	180,466	38,085	27%	2,031,625	32%	9%

Source: State of California Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-2000. Sacramento, California, August 2007. <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Estimates/E8/E-8.php>

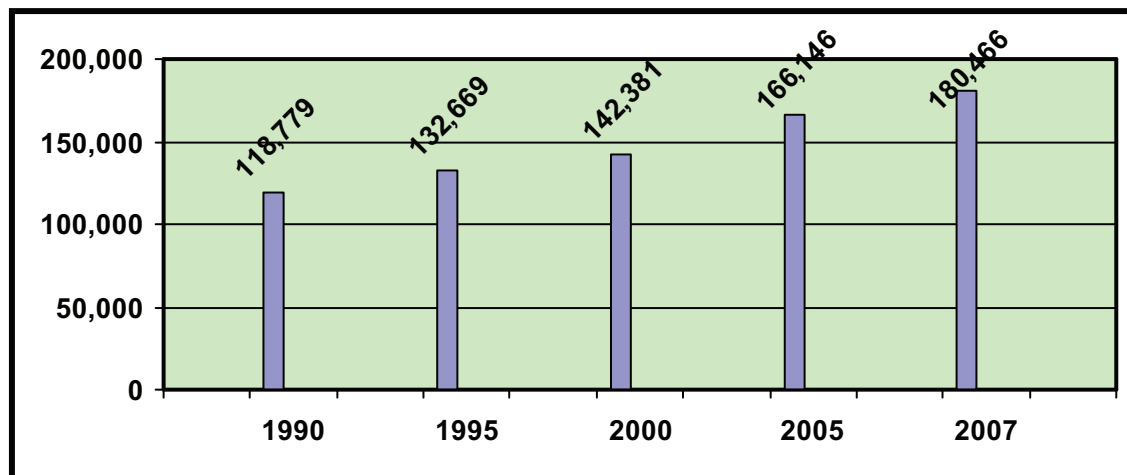
Source: U.S. Census Bureau, Stat & County QuickFacts, Moreno Valley (city), California. <<http://www/quickfacts.census.gov/qfd/state/06/0649270.html>>

8.2.2 Population Growth Forecasts

Based on the Southern California Association of Governments' (SCAG) population forecast, the City of Moreno Valley's growth is forecast to average 2% a

year over the thirty years between 2000 and 2030. By comparison, during the seventeen year period between 1990 and 2007, the average growth was 3%, as shown in chart 8-1.

Chart 8-1 Moreno Valley Population Growth 1990-2007



Source: State of California Department of Finance, E-8 Historical Population and Housing Estimates, for Cities, Counties and the State, 1990-2000. Sacramento, California, August 2007.

<http://www.dof.ca.gov/HTML/DEMOGRAP/Reports/Papers/Estimates/E4/E4-01-06/HistE-4.php>

Source: U.S. Census Bureau, State & County QuickFacts, Moreno Valley (city), California.

<[Http://www.quickfacts.census.gov/qfd/state/06/0649270.html](http://www.quickfacts.census.gov/qfd/state/06/0649270.html)>

8.2.3 Age of Population

Historically, Moreno Valley's population has been young. Young adults ages 35-44 comprise 15.7% of Moreno Valley's population, making up the third largest age group in the city.⁵ In 2000, the median age for a Moreno Valley resident was 27.3 years.⁶ In 2005, the median age of a Moreno Valley resident was just slightly higher at 28.6 years.⁷

In 2005, the largest age group in Moreno Valley consisted of persons aged 10-19 years of age (21.6%) as shown in chart 8-2. The 10-19 year old age group is larger in Moreno Valley than in the Inland Empire as a whole (17.2%).⁸ The second largest age group was 0-9 year olds (17.1%).⁹ The greater proportion of

children in the Moreno Valley population mirrors the large number of families living in Moreno Valley.

Only 12.2% of Moreno Valley's population was over 55 year old, in 2005.¹⁰ By comparison, 18.5% of the Inland Empire population was over 55 years of age, in the same year.¹¹ Persons 65 and older made up 6% of Moreno Valley's population in 2005, while this age group comprised 11% of the population in the Inland Empire.¹² Accordingly, Moreno Valley is a community of young families.

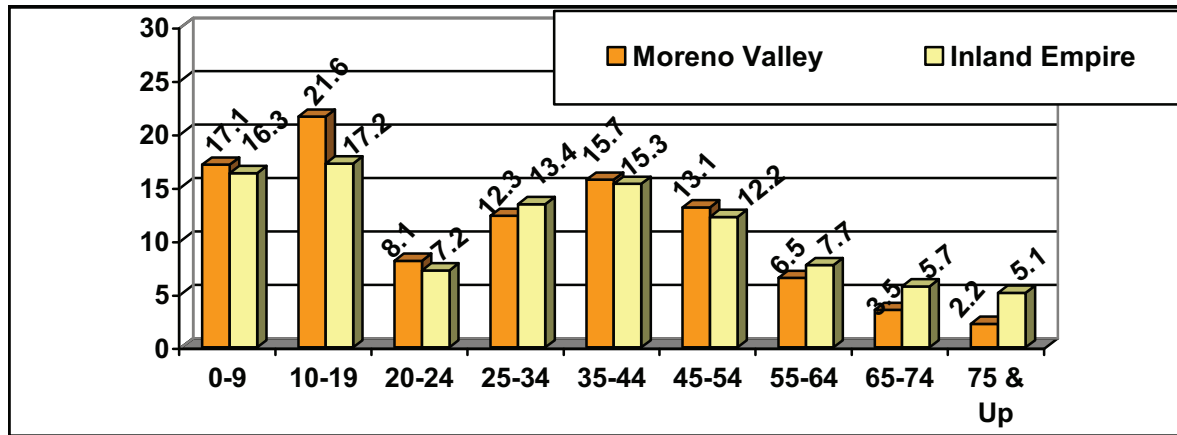
8.2.4 Employment Characteristics

Although Moreno Valley has a population of 180,466 residents, its job base is relatively small, with only 23,072 jobs.¹³

Moreno Valley's small economy is in part due to its relative young age as a city, having only been incorporated as a city in 1984. It is also in part due to the rapid expansion of its housing market without the foresight to adequately plan for and attract job generating industries. Consequently, Moreno Valley has a small base of office employment and a small base of manufacturing and distribution employment. As stated above, Moreno Valley has a very low jobs-to-housing

ratio. The City will likely consider undertaking future planning efforts to achieve an improved jobs-housing balance. These future planning efforts could include the consideration of future proposals to re-designate areas south of SR 60 and east of Redlands Boulevard to the City's eastern border to jobs-producing commercial and/or industrial-type uses.

Chart 8-2 Age Distribution - Moreno Valley and Inland Empire, 2005



Source: John Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*. A report prepared for the City of Moreno Valley, page 9.

According to economist, John Husing, “job growth will likely accelerate in response to the demand for goods and services by the city consumers, as well as the fact that the community has a well-educated labor force that undoubtedly would like to quit undertaking long commutes to their jobs.” Between 1997 and 2005, annual job growth rates in Moreno Valley generally exceeded job growth rates in the Inland Empire (see chart 8-4). Jobs increased from 14,102 to 23,072, up 8,970 jobs or 65%.¹⁴ Unfortunately, the city's largest job sector was in the retail industry, where jobs tend to be low-paying and usually do not provide benefits. The retail sector provided 7,559 jobs in Moreno Valley, during the eight year

period from 1997-2005. The second largest employment sector was education, with 5,075 jobs. Other service sector jobs accounted for 1,703 jobs, and construction accounted for 1,024 jobs (see chart 8-5). In 2005, jobs requiring higher educations or specialized training were the city's best paying jobs. These jobs were found in the following sectors: utilities, government, education, engineering and management finance, insurance, real estate and health services.

Moreno Valley's job growth has been greater than that of the Inland Empire, with the city's employment up 5.6% and the Inland Empire 4.8%.¹⁵ According to the

Moreno Valley Demographic, Economic & Quality of Life study, in 2004 Moreno Valley's job base expanded 8.3%, while the region's job base expanded 5.3%.¹⁶ The study also notes that in the same time period, the city's job growth was led by retailing, with an added 2,119 jobs, while education increased by 1,217 jobs.¹⁷ Both of these jobs sectors grew in response to the city's growth in population that in turn fueled a demand for consumer goods and brought more school age children to the city. According to the Husing study, the construction industry's growth placed third, up 1,024 jobs as a result of increased housing construction, as well as manufacturing and retail construction along the I-215 corridor. New jobs were added in the health services industry, with 984 new jobs as a result of the Riverside Regional Medical Center opening in March 1998, and the expansion of the Moreno Valley Medical Center.¹⁸

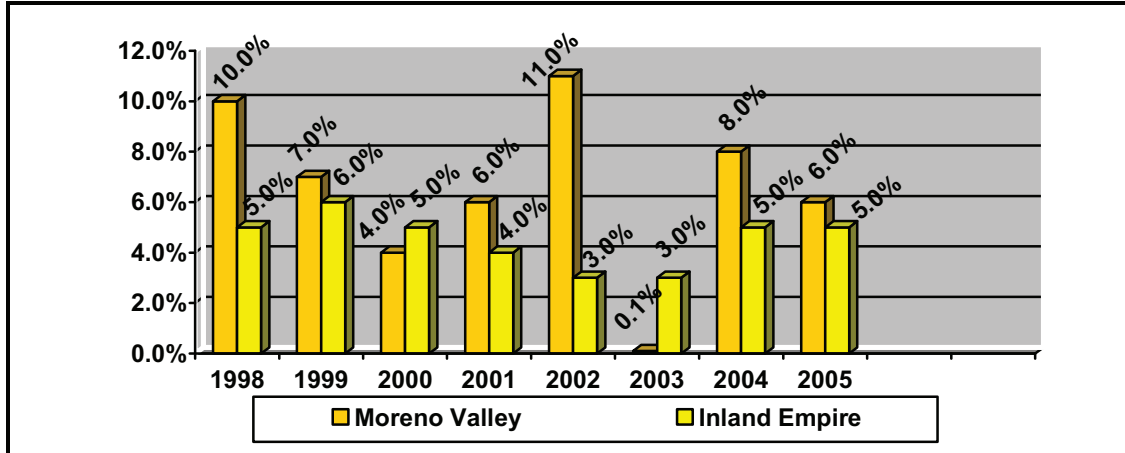
Between 1997 and 2005, the utility sector added 224 jobs, and thus was the fastest growing sector in Moreno Valley.¹⁹ The construction sector quadrupled as to 1,361 workers as young families moved to the city and the demand for housing grew.²⁰ Manufacturing and distribution also made significant gains in the eight years between 1997 and 2005, as noted in chart 8-5

In 1997, payrolls in Moreno Valley totaled \$295 million.²¹ In 2005, payrolls increased to \$696 million, a gain of \$401 million or 135.8%.²² The city's 2005 payroll was led by education at \$236.5 million or 34% of all payrolls in the city, followed by retail at \$145.1 million or 25% of payrolls, health services at \$57.8 million or 8% of payrolls, and construction at \$42.3 million or 6% of payrolls.²³

The average pay for a worker in Moreno Valley rose from \$20,916 to \$30,149 or 44%, between 1997 and 2005 (see chart 8-6). However, the 2% increase in Southern California prices took \$4,405 of the \$9,233 gain, leaving an average worker with an increase of only \$4,828 or 23% in their purchasing power.²⁴ The Inland Empire's average pay was \$35,838 in 2005.²⁵

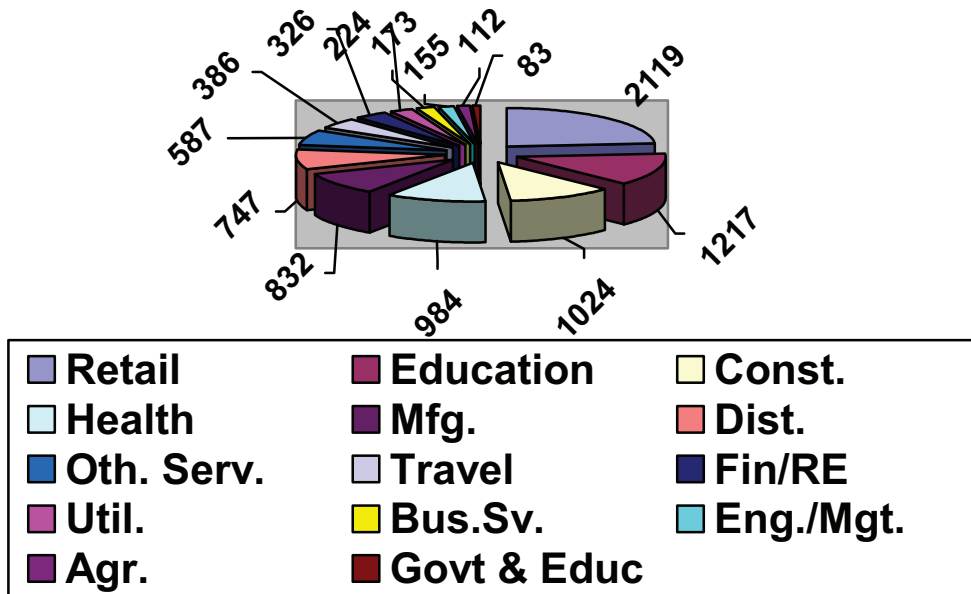
In addition, a greater number of Moreno Valley residents worked in the sales sector, with 28% of all workers in the retail sector, versus 25% for the Inland Empire. Moreno Valley had fewer workers in management and professions, 23% in Moreno Valley versus 26% in the Inland Empire.²⁶

Chart 8-3 Employment Growth Rates Moreno Valley & Inland Empire, 1997-2005



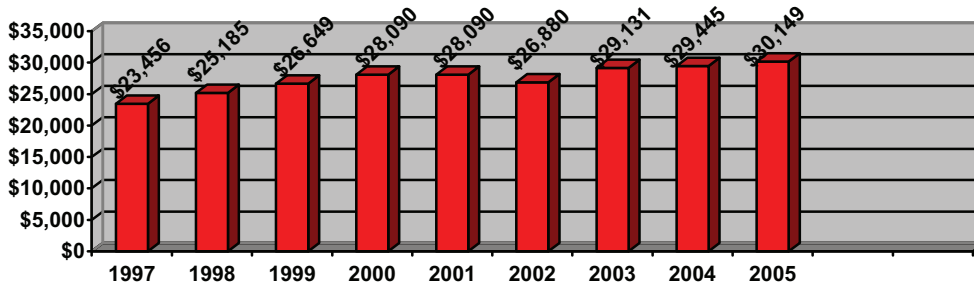
Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, page, 27.

Chart 8-4 Employment Gain by Sector in Moreno Valley



Source: John Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, pg.27.

Chart 8-5 Payroll per Job Moreno Valley, 1997-2005



Source: John Husing, *Moreno Valley Demographic, Economic & Quality of Life 2007*. A report prepared for the City of Moreno Valley, page 31.

8.2.5 Household and Ethnic Characteristics

The U.S. Census definition of a family is “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”²⁷ The 2000 Census reported a total of 141,684 households in Moreno Valley. In 2005 that number had grown to 44,380 households, representing a 14% increase in five years. The 2000 Census reported the average family size in Moreno Valley as 3.86, and the average household size as 3.61 persons.²⁸ In 2005 the Census reported the average family size as 3.88 and the average household size as 3.67.²⁹

The slight increase in the average household and family size is consistent with the city’s predominant make-up as a city of families with children. In the 2005 American Community Survey, 85% of Moreno Valley’s 44,380 households were classified as family households.³⁰ In the 2000 Census 86% of the households were classified as family households.

Moreno Valley households are distinguished from other Southern California households by the prevalence of married couples with minor children. The largest segment of Moreno Valley’s households 38.6%, were

married with minor children at home.³¹ In comparing Moreno Valley to Riverside, San Bernardino, Los Angeles, Orange and San Diego counties, Moreno Valley consistently had a higher proportion of married couples with children (see table 8-3).

In 2000 married couples, with or without children, made up 61.7% of Moreno Valley’s households.³² This proportion was higher than those in other Southern California communities, as noted in table 8-3. The largest number of Moreno Valley households, were married couples who had minor children at home, (38.6%). This number is well above those found in San Bernardino County (28.6%), Los Angeles (25.9%), Orange (29.1%) and San Diego (24.8%), as noted in table 8-3.

In addition, 11.6% of Moreno Valley’s households were female led households with children under 18 (see table 8-3).³³ The proportion of such households was higher in Moreno Valley than other Southern California communities. This higher proportion could be a reflection of the relative affordability of housing in Moreno Valley that could be a draw for female-led households.

Moreno Valley is a very diverse community. In 2005, the city’s largest ethnic group was Hispanics/Latinos. This ethnic group made up 42% of the population as noted in table 8-4. The proportion of Hispanics/Latinos in

Table 8-3 Household Characteristics Moreno Valley & Southern California, 2000

Household Type	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Married couple, children under 18	38.6%	31.0%	28.6%	25.9%	29.1%	24.8%
Married couple, alone	23.1%	24.8%	27.8%	21.7%	26.8%	25.8%
Male, children under 18	3.8%	3.4%	2.9%	2.7%	2.2%	2.2%
Male, no children home	2.5%	2.6%	2.2%	3.3%	2.7%	2.2%
Female, children under 18	11.6%	9.3%	7.4%	8.2%	5.7%	6.8%
Female, no children home	5.5%	5.5%	4.6%	6.4%	5.0%	4.7%
Non-family group	14.9%	23.5%	26.4%	31.8%	28.6%	33.3%
TOTAL	100%	100%	100%	100%	100%	100%
Total Households	39,225	528,594	506,218	3,133,774	935,287	994,677

Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, page 10.

Table 8-4 Ethnic Distribution, 2005 Moreno Valley & Riverside County

Ethnicity	2005	Percent	2000	Percent	2000-2005	Riverside County
White	43,015	26%	45,881	32%	(2,866)	44%
Hispanic	69,955	42%	54,689	38%	15,266	42%
Black	34,430	21%	27,536	19%	6,894	7%
Asian & Pacific	11,905	7%	8,864	6%	3,041	5%
Native American	760	1%	567	.0 4%	193	1%
Other	5,264	3%	4,844	3%	420	2%
Total Population	165,329	100%	142,381	98%	25,814	101%

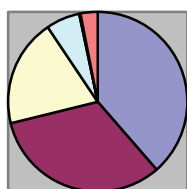
Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007.
 A report prepared for the City of Moreno Valley, page 7.

The population diversity in Moreno valley reflects the demographic changes that have taken place in Southern California over the past twenty years. During the past two decades African-Americans, in particular, but Latinos as well, have migrated to cities and counties outside the traditionally defined "Latino" and "African-American" communities of Los Angeles and its

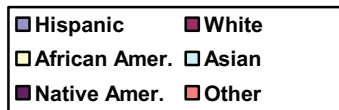
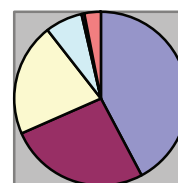
environs. This Migration out of the traditional ethnic centers has made cities like Moreno Valley, with its large supply of affordable housing and traditional family lifestyle, more ethnically diverse. Unlike older cities, Moreno Valley is fortunate that its neighborhoods are ethnically integrated without parts of the city being dominated by a concentration of any one ethnic group.

Chart 8-6 Ethnic Distribution Moreno Valley

Moreno Valley - 2000



Moreno Valley - 2005



Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007.
 A report prepared for the City of Moreno Valley, page 7

8.2.6 Households by Tenure and Income Level

According to the 2000 Census, owner-occupied units in Moreno Valley comprised 71.1% of all housing units, or 27,873 units.³⁴ Statewide 56.9% of all units were owner-occupied.³⁵ In Moreno Valley, the proportion of units occupied by renters was 28.9%, or 11,352 units.³⁶ HUD reports that there are a total of 11,550 units, based on its analysis of the 2000 Census data, the differential is less than 2% (see table 8-13).

8.2.7 Household Poverty Status

The U.S. Census determines poverty status for all persons except institutionalized persons, persons in military group quarters, persons in college dormitories, and unrelated individuals younger than fifteen years of age. There is no fixed poverty dollar amount that is used for all families, but instead the person's total family income during the last twelve months is compared with the poverty threshold appropriate for that person's family size and composition. If the total income of the family is less than the threshold appropriate for that family, then the person is considered poor or "below the poverty level", together with every member of the family. In 2007, for example, a family of four consisting of two adults and two children was considered to be below the federal poverty threshold if that family's income was \$21,027 or less.³⁷ In other words, a household in Riverside County with an income at 30%, or \$17,750 was \$3,300 below the federal poverty threshold.

Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. The thresholds are the same for all parts of the country; they are not adjusted for regional, state or local variations in the cost of living, with the exception of Alaska and Hawaii. In the case of Alaska and Hawaii, scaling factors of 1.25 and 1.15 respectively, are

applied to the 2007 guideline for a family or household of four for the 48 contiguous states. In determining the poverty status of families and unrelated individuals, the Census Bureau uses thresholds (income cutoffs) arranged in a two-dimensional matrix. The matrix consists of family size (from one person to nine or more) cross-classified by presence and number of family members under 18 years old.

In 1999, 14.2% of individuals and 11.6% of families in Moreno Valley had incomes below the poverty threshold.³⁸ The number of families living below the poverty level in Moreno Valley numbered 3,902.³⁹ Of those families, 3,534 had related children 18 years of age and younger and 1,856 had related children under the age of five years.⁴⁰ Female householders living below the poverty threshold totaled 1,844 families.⁴¹ Of the total number of female householders living below poverty, 1,711 had related children under the age of 18 and 851 had children under the age of five years.⁴² Individuals living in poverty numbered 20,141, and of those, 10,555 were 18 years and older, 695 were 65 years and older, 9,215 were related children under 18 years old, and 6,636 were related children between the ages of five and seventeen (see table 8-5).⁴³ Finally, unrelated individuals fifteen years and older, accounted for 3,582 persons in Moreno Valley who were living below the poverty level in 1999.

8.2.8 Extremely Low Income Households

Households with incomes at 50% of area median income are classified as very low income households, and those with incomes at 30% of area median and below are classified as extremely low income. In 2007, area median income for a family of four in Riverside/San Bernardino Counties was \$59,200. In 2007, a household of four earning \$17,750 or less was considered an extremely low income household. HUD

reports that among renter and owner households in Moreno Valley, the subset of households that have incomes at or below 30% of area median income totaled 3,582.⁴⁴ In terms of household type, this would include elderly households with one and two members, small related households with two to four members, large related households with five or more members and all other households.

The U.S. Census Bureau defines “any housing problems” as cost burden greater than 30% of income and/or overcrowding and/or a unit without complete kitchen or plumbing facilities. As noted in table 8-13 almost equal numbers of households earning less than 30% of area median and those earning between 30% and 50% of median overpay for housing. The data on household housing problems is current as of 2000. Among extremely low income renter households, 87% were classified as households with “any housing problem.”⁴⁵

Of those households within the income range of less than 30% and up to 50% of, 88% were classified as households “with any housing problems.”⁴⁶ Of those households with incomes greater than 50% and up to 80%, seventy-five percent were classified as households with “any housing problems.”⁴⁷ It is interesting to note that when income increases to above 80%, the percentage of households having “any housing problems drops precipitously to 25%. Citywide, 45 percent of all households in Moreno Valley are classified as households with “any housing problems.”⁴⁸ Accordingly, “any housing problems” can include cost burden greater than 30% of income and/or overcrowding and/or a unit without complete kitchen or plumbing facilities.

Based on the CHAS data it is evident that that the housing circumstances of the extremely low-income and low income are

comparable. The housing needs of extremely low-income households like those of very low-income households include overpayment, overcrowding and substandard housing units.

8.2.9 Projecting the Number of Extremely Low-Income Households

By definition, a household that earns 30% of the area median income, adjusted for family size, is considered to be an extremely low-income household.⁴⁹ The Department of Housing and Community Development (HCD) allows jurisdictions to estimate the number of extremely low-income households by using half the number of households in a jurisdiction that earn 50% of median income or by use of census data. Staff has considered both approaches and found that using census data and HUD data, derived from the 2000 census, is more accurate for Moreno Valley.

The Comprehensive Housing Affordability Strategy (CHAS) published by HUD provides detailed information on housing problems that include housing affordability by household income. Based on CHAS data it appears that the greatest housing need among extremely low-income renter households is cost burden. A cost burdened household is one that pays in excess of 30% of its income for housing. The number of cost burdened renter households provides the city with a quantifiable figure of affordability needs among the extremely low-income.

According to the CHAS data, 1,849, or fully 62 percent of the extremely low-income renter households were cost burdened in 2000.⁵⁰ Staff estimates that 50% or 903 of the 1,806 very low-income households reported in the RHNA are extremely low-income households.

Table 8-5 Moreno Valley Poverty Status in 1999

Household Type	Number	With related children under 18	With related children under 5
Families	3,902	3,534	1,856
Female Householder	1,844	1,711	851

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30-33, P43, P46 P49-53, P58, P62-65, P67, P71-74 P76-77,P82, P87, P90, PCT47, PCT52-53. <<http://www.infoplease.com/us/census/data/california/moreno-valley/economic.html>>

Note: The total number with children under 18 and under five is greater than the total number in "Household Type" because some families have both children under 18, but older than five and children under five.

8.3 EXISTING HOUSING NEED

8.3.2 Housing units in Need of Rehabilitation or Replacement

8.3.1 Housing Stock Conditions

Between 1990 and 2000, the number of housing units in the city increased 9% from 37,945 to 41,430 total units.⁵¹ By 2005, the housing stock had gained 10,200 additional single family units, 2,105 more multi-tenant units and there were 283 fewer mobile homes, for a total of 49,967 units.⁵² Moreno Valley's housing stock is predominantly comprised of single family homes, with 67% of the housing stock, in 2000, being single family homes.⁵³ In the Inland Empire, the only other city with a larger share of single family homes is Murrieta, with 76%.⁵⁴

Since 76% of the housing stock in Moreno Valley was built since 1980, and given that the units assisted by the City of Moreno Valley rehabilitation programs, were built prior to 1970, it is reasonable to assume that a disproportionate number of units needing rehabilitation would be units built between 1940 and 1969. Units built between 1940 and 1969 comprised 9.5% of the housing stock in 2000. By comparison, based on the number of units rehabilitated by the citywide rehabilitation programs, a total of 84, which represents .002% of the total housing stock in 2000, staff estimates that as many as ten times that number, or 840 units require rehabilitation citywide, or 2% of the city's housing stock in 2006.⁵⁵ Since 90% of the city's housing stock was built between since 1970 (see Table 8-8) the assumption that no more than 2% of the housing stock would be in need of rehabilitation is a fair estimate. Units rehabilitated under the city programs were those of owners that were willing to rehabilitate their homes and had equity in their homes on which to borrow. Unfortunately, not all owners of units needing rehabilitation are willing to embark on a rehabilitation process or have the equity needed to borrow funds for the rehabilitation.

The housing stock in Moreno Valley is relatively new, with the majority of the housing built since 1980 (see table 8-6). Between 1998 and 2007, 29 single family homes were rehabilitated via the citywide Home Improvement Loan Program (HILP). Fifty-five multi-family units were rehabilitated under the Rental Rehabilitation Program. All of the single family units rehabilitated were built between 1939 and 1970, while the multi-family units were built between 1960 and 1969.

Table 8-7 provides a snapshot, based on criteria used by the U.S. Census, on housing adequacy. The U.S. Census Bureau looks

at the heating fuel used in homes and the availability of complete plumbing facilities, to assess in part, the adequacy of housing bottled LP gas and solar are adequate and relatively efficient sources for heating, the Census Bureau makes a determination that units lacking a heat source or heated with less efficient fuel sources are inadequate. Thus, in Moreno Valley, there are a 209 housing units heated with kerosene, fuel oil, wood and other fuel. There are 318 units that do not have a heating fuel source, or none is used. As a percentage of the housing stock, the number of units, either using inefficient fuels or not using any heating fuel, comprise only 1% of the total housing stock per 2000 census. Furthermore, less than 1% of the units in Moreno Valley lacked complete plumbing facilities or complete kitchen facilities, per the 2000 Census.

units were demolished. Unit demolitions occur only when the structure is deemed unfit for human occupancy due to earthquake damage, fire, unsanitary conditions that are not remedied or obsolescence, which would include buildings without foundations or other structural problems. Based on table 8-6, units built prior to 1939 total 262. It is reasonable to assume that due to age many of the units needing replacement would disproportionately be among those units built in 1939 and earlier. However, given that in the twenty years that the city has been providing building and code services in the community .004% of the housing stock has required demolition, it is likely that within this planning cycle there will be not more demolitions than in the past eight years, or an average of eleven demolitions per year.

Based on information provided by the Building Division of the City of Moreno Valley, in the eight years between 1998 and 2006, a total 84 units have been demolished. Prior to 1998 records of demolitions were not maintained but it is estimated that in the fourteen years between 1984 and 1998, approximately 100

Table 8-6 Age of Housing Stock

Year Structure Built	Number	Percent
1999 TO MARCH 2000	380	0.9
1995 TO 1998	1,746	4.2
1990 TO 1994	5,872	14.2
1980 TO 1989	23,602	56.9
1970 TO 1979	5,661	13.7
1960 TO 1969	2,229	5.5
1940 TO 1959	1,640	4.0
1939 OR EARLIER	262	0.6
Total	41,392	

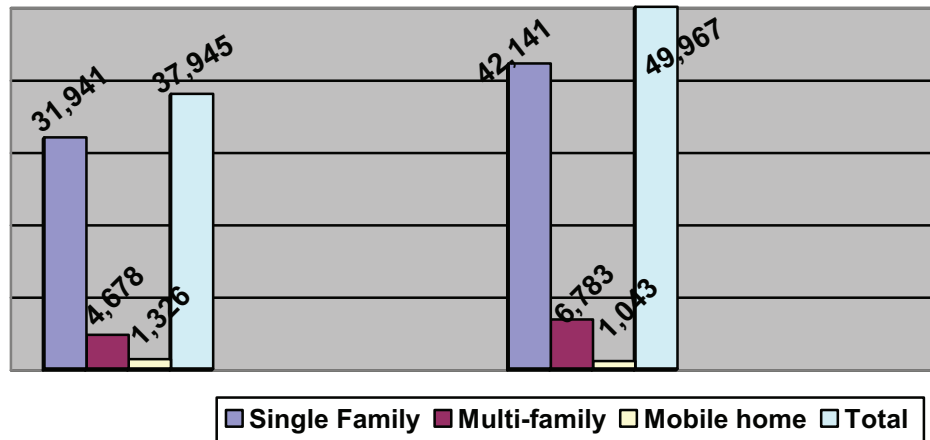
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23-24, H30, H34, H38, H40, H43-44, H48, H51, H62-63, H69, H74, H76, H90-91 and H94. <http://222.inforplease.com/us/censu/data/california/moreno-valley/housing.htm>.

Table 8-7 Selected Housing Characteristics

House Heating Fuel		Plumbing facilities	
Utility Gas	33,390	Lacking complete plumbing facilities	189
Bottled, Tank, or LP Gas	451	Lacking complete kitchen facilities	142
Electricity	4,834		
Fuel Oil, Kerosene, Etc.	15		
Coal Or Coke	0		
Wood	155		
Solar Energy	27		
Other Fuel	39		
No Fuel Used	318		

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23-24, H30, H34, H38, H40, H43-44, H48, H51, H62-63, H69, H74, H76, H90-91 and H94. <http://222.inforlease.com/us/censu/data/california/moreno-valley/housing.htm>.

Chart 8-7 Housing Units by Type 1990 and 2006



Source: John E. Husing, "Moreno Valley Demographic, Economic & Quality of Life Report 2007", a study prepared for the City of Moreno Valley, page 22.

8.3.3 Housing Supply

A diminished supply of housing results in increased housing costs making it difficult for households to afford rents and limits the ability of households to purchase a home.

The supply of affordable housing is a crucial component of affordability. Even if housing is not earmarked as affordable, a large supply of housing will drive housing prices down and result in affordable housing as vacancies increase and prices decline. However, once vacancies decrease, prices

increase again and only housing developments with affordability covenants remain affordable despite the changes in housing supply. Table 8-8 shows the number of units for renter households that were available for rent in Moreno Valley. Table 8-9 catalogs the number of units for owner households that were available for sale, in Moreno Valley.

In 2000, rental units with a current gross rent (rent and utilities), affordable to households with incomes at or below 30% of median income totaled 623, or just 2% of the total housing units in the city.⁵⁶

Of the 623 units, 591 were occupied, resulting in a 5% vacancy rate for this affordability range. A vacancy rate less than 6% suggests that demand for housing in this affordability range is high. Consequently, in 2000 the need and demand for housing affordable to households earning at or below 30% of median was high in Moreno Valley, and conversely, the supply of housing affordable to these households was in short supply.

Of the 591 occupied units, 45% were occupied by households earning at or below 30% of median; 27% or 168 of the units were 30 years and older; and 26% of the units had some problem or deficiency.⁵⁷

In 2000, rental units with a current gross rent affordable to households with incomes greater than 30% and less than or equal to 50% of median income, totaled 1,481 or 4% of all housing units.⁵⁸ Of those units 1,248 were occupied, and of those 65% were occupied by households earning between 31% and 50% of area median income; 34% of the units were 30 years and older; and 67% of the units had some problem or deficiency.⁵⁹ Of the 1,481 units, 233 units were vacant, with a resultant vacancy rate of 16% in this affordability range. As a standard, vacancy rates in excess of 10% suggest an oversupply of housing. Interestingly enough, in 2000 there was an

oversupply of housing units that were affordable to rent by households earning 30% to 50% of median income.

In 2000, rental units with a current gross rent that was affordable to households with incomes greater 50% and less than or equal to 80% of area median income totaled 6,899.⁶⁰ Of those units 6,522 were occupied, resulting in a 5% vacancy rate in this affordability range. Sixty-two percent were occupied by households earning between 51% and 80% of median; 16% of the units were 30 years and older; and 60% of the units had some problem or deficiency.⁶¹ Units affordable to households earning between 50% and 80% were in short supply based on the low vacancy rate of 5%.

In 2000, rental units with a current gross rent that was affordable to households with incomes above 80% of area median income totaled 2,795. Of those units 2,712 were occupied, thus 3% of the total units in this affordability range were vacant. Consequently, units affordable to households earning above 80% of median were in the shortest supply in 2000 (see table 8-8).

The data on housing supply make evident the increase in housing activity after 2000, and most recently the decline due to a slowdown in the housing market. In 2004, single family home permits were the highest ever in Moreno Valley at 2,109. The level represented 7% of all permits issued in Riverside County.⁶² However, in 2005, the number of single family permits declined 48% to 1,152 or 4% of the county total of 29,994.⁶³ A year later, in 2006, single family permits declined 23% from the previous year, to 830.⁶⁴ By the end of 2007, single family permits had plummeted to 300, a level consistent with that in 2000.⁶⁵ Between the 2004 and 2007, single family permits declined 86% (see table 8-10).

Table 8-8 Moreno Valley Rental Housing Supply by Income Category

Rental Units by # of Bedrooms				
Rental Housing Units by Affordability	0-1	2	3+	Total
Rent <=30%				
# occupied units	169	124	298	591
% occupants <=30%	53	47	30	45
% built before 1970	28	52	15	27
% some problem	39	38	15	26
# vacant for rent	4	18	10	32
Rent >30% to <=50%				
# occupied units	360	477	411	1,248
% occupant <=50%	60	70	61	64
% built before 1970	40	45	15	34
% some problem	70	65	68	67
# vacant for rent	40	109	84	233
Rent >50% to <=80%				
# occupied units	1,797	2,042	2,683	6,522
% occupant <=80%	74	62	53	62
# built before 1970	20	21	10	16
% some problem	75	58	53	60
# vacant for rent	97	154	126	377
Rent >80%				
# occupied units	773	433	1,506	2,712
# vacant for rent	4	0	79	83

Source: "SOCDS CHAS Data: Affordability Mismatch Output for All Households" Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8c, A11. <http://socds.huduser.org/chas/reportsaff.odb>

Table 8-9 Moreno Valley Owner Housing Supply by Income Category

Owner Units for Sale by # of Bedrooms				
	0-1	2	3+	Total
Value <=30%				
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
Value <=50%				
	194	488	858	1,540
	45	45	20	31
	17	18	30	25
	18	21	2	10
# vacant for sale	4	47	84	135
Value >50% to <=80%				
	0-1	2	3+	TOTAL
	650	1,785	10,614	13,049
	59	37	27	30
	13	9	7	7
	4	1	1	1
# vacant for sale	15	46	447	508
Value >80%				
	1,222	800	11,231	13,253
# vacant for sale	0	470	216	256

Source: <http://socds.huduser.org/chas/reportsaff.odb> "SOCDS CHAS Data: Affordability Mismatch Output for All Households" Tables A10A, A10B, A12, A9A, A9B, A9C, A8B, A8c, A11.

8.3.4 Permit Activity

Consistent with the peak of single family permits in 2004, the number of multifamily units produced for the 85 multi-family permits issued set a record for Moreno Valley. The 1,536 multi-family units for which permits were issued in 2004,

represents a 243% increase from the city's record of 448 units in 2003.⁶⁶ In 2005, the number of multi-family permits increased to 152, but the number of units decreased to 973.⁶⁷ In 2006, 132 multi family permits were issued for a total of 1,281 units.⁶⁸ Subsequently, in 2007 permit activity

dropped to 43 permits for a total of 455 units (see table .8-10).

The impact on housing supply from a production perspective will be a decline in the number of new housing units being

produced, but the number of units available will increase due to an increase in the vacancy rate as a result of defaults and new houses that will remain vacant.

Table 8-10 2004-2007 Building Permit Activity

Building permits for single family units							
2004		2005		2006		2007	
2,108		1,088		830		300	
Building permits for multi-family units							
Permits	Units	Permits	Units	Permits	Units	Permits	Units
850	1,536	152	973	132	1,281	43	455
Total	3,644		2,061		2,111		755

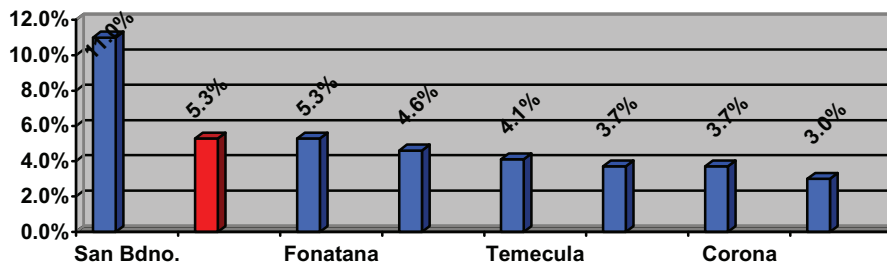
Source: City of Moreno Valley, Neighborhood Preservation Division. Moreno Valley Building Permits 1991-2207.

8.3.5 Residential Vacancy

In January 2006, the vacancy rate for all housing units in Moreno Valley was 5.3%, the second highest in the Inland Empire.⁶⁹ Moreno Valley’s vacancy rate is in part the result of a large inventory of unsold new homes. By comparison, other Inland Empire cities had lower vacancy rates; Fontana’s

vacancy rate was the same as Moreno Valley’s and San Bernardino’s was double that of Moreno Valley’s. As a standard, a vacancy rate lower than 6% indicates that demand for housing is healthy, while a vacancy rate in excess of 10% is an indicator of oversupply in the housing market. In Chart 8-8 the residential vacancy rates for major Inland Empire cities are represented.

Chart 8-8 Residential Vacancy Rates Major Inland Empire Cities, 2006



Source: Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life Report 2007. A study prepared for the City of Moreno Valley, page, 12.

8.3.6 Housing Affordability

The price of Moreno Valley homes has increased rapidly as Southern California's more mature and developed communities reach build-out. Despite the increase in home prices, Moreno Valley's median price for existing homes of \$378,715, during the first quarter of 2006, up 26% from the same period in 2005, was lower than all other major Inland Empire cities, except San Bernardino.⁷⁰

Moreno Valley continued to attract home buyers based on the price of its existing homes compared to those in other Inland Empire communities and surrounding Southern California counties. In the 1st quarter of 2006, the savings for an existing home in Moreno Valley was \$136,000 less than Los Angeles, \$176,500 less than San Diego and \$291,000 less than Orange counties.⁷¹ During the 1st quarter of 2006, the median new home price in Moreno Valley was \$416,000 which was \$274,000 less than Orange County, where the median new home price during the same period was \$690,000.⁷² The Moreno Valley median new home price was \$21,000 less the Los Angeles, where the median new home price was \$437,000.⁷³ Finally, the Moreno Valley median new home price was \$17,500 less than San Diego County where the median price for a new home was \$433,500.⁷⁴

The cost of homeownership in Moreno Valley can also be expressed in terms of what a Moreno Valley family had to earn in 2007 in order to buy the average priced existing home. The average price for an existing home in Moreno Valley, as of September 2007, was \$307,690. However, to afford the average priced home based on an FHA loan with 3% down payment and mortgage payments not exceeding 30% of the family's income, a family would need an annual income of \$96,843. However, a family of four at 120% of median income only earns \$71,000 per year and could only

afford a home priced at \$188,000, based on FHA loan requirements.⁷⁵ If a family earning 120% of median cannot afford the average priced existing home, it would be impossible, without a significant amount of assistance, for workers in Moreno Valley earning the average wage of \$30,000 to purchase a home.

8.3.7 Overpayment/Cost Burden

Overpayment for housing is the result of three market forces that conspire to make housing not affordable. The combination of low wages, inflated housing costs, and a diminished supply of affordable housing for the lowest income households results in a cost overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities, in varying degrees, and is a formidable challenge for local communities to address.

Overpayment, or cost burden is defined as a circumstance in which a household dedicates in excess of 30% of its gross income to housing. Housing costs include rent and utilities paid by a renter household. Housing costs for owner households include mortgage payment, taxes, insurance, and utilities. Households at 30% to 80% of median income bear the disproportionate burden of housing overpayment.

Based on the data regarding cost burden, the predominant view is that renter households would have disproportionately higher rates of overpayment for housing. Yet, for renters, the data indicates that in Moreno Valley, renter households have greater choice and access to moderately more affordable housing.

Whereas, for owner households either their choices with regard to price were limited, as

the price of homes was beginning to increase in 2000, and/or owners chose to buy more expensive houses, regardless of the cost burden. From a policy perspective, the City of Moreno Valley has been on the right path in focusing its affordable housing efforts in the rental market, thus providing greater choices for renter households to access affordable housing. Given the city's finite resources, alleviating the cost burden for owner households is not feasible. Although, it has been the City of Moreno Valley's policy to assist owner households by providing silent seconds for homes in a defined price range.

Based on 2000 Census data, and Department of Housing and Urban Development (HUD) data, SCAG has compiled data on the number of households, by income category, that were overpaying for housing, in 2000.⁷⁶ Chart 8-9 details the information for renter households in Moreno Valley. In 2000, there were a total of 3,875 renter households that were cost burdened, or 34% of all renter households.⁷⁷ Of the 2,250 extremely low income renter households, (households, earning less than 30% of median income), 58% were cost burdened.⁷⁸ The proportion of cost burdened renter households with incomes at 30%-50% of area median income was 59%, while 43% of those at 50%-80% of area median were cost burdened.⁷⁹ By comparison, in the next income range, 80%-95% of area median income, the percentage of overburdened renter households drops precipitously to 20%.⁸⁰ The lowest proportion of cost burdened households was, as expected, among renter households with incomes over 95% of area median, with only 1% cost burdened. Note that the number of renter households over 95% of area median income was higher than other income categories for renters, and comprised 30% of all renter households in the five income levels.

Among extremely low income owner households, 69% were cost burdened, as compared to 58% of the renter households, in the same income range. Of the owner households with incomes in the 30-50% of area median income 53% were cost burdened, compared with 59% of the renter households.⁸¹ Among owners earning between 50%-80% of median income, 57% were cost burdened compared to 43% of renter households.⁸² Differing from renter households, 46% of owner households with incomes at 80%-95% of median income were cost burdened, as compared to 20% of renter households.⁸³ In contrast to renter households with incomes over 95% of area median, 13% of owner households in this income category were cost burdened while only 1% of renter households in this income range were cost burdened.⁸⁴

The results of the comparison between renter and owner households, as it relates to cost burden, shows that owner a greater proportion of owner households are cost burdened across all income categories. As income increases, the proportion of households that overpay for housing decreases, both in renter and owner households. However, among renter households the decrease in the number of households overpaying is half for those at 80%-95% of area median over households at 50%-80 of are median income. Among owner households the decline in the proportion of households overpaying is not significant until incomes increase above 95%. Among extremely low income owner households, almost 7 out of 10 were cost burdened, fully half of the very low income and low income owner households were cost burdened (see table 8-11).

8.3.8 Overcrowding

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons

per room within a unit. The standard is established at 1 person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more.

living in overcrowded conditions or 8% of all households in the city.⁸⁶ When combined, the total number of renter and owner households living in overcrowded conditions totaled 15% of all households (see table 8-11)⁸⁷

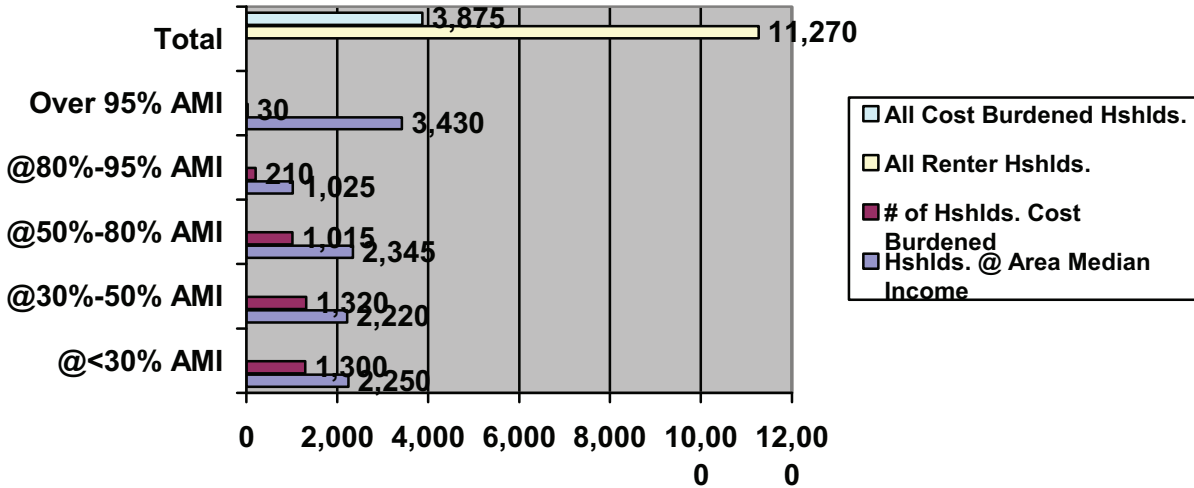
In 2000, there were a total of 2,620 renter households who were classified as living in overcrowded conditions, or 7% of all households in Moreno Valley.⁸⁵ Among owner households 3,325 were classified as

Table 8-11 Comparison of Cost Burdened Owner and Renter Households

Income Range	% Renter Cost Burdened	% Owner Cost Burdened
30%	58%	69%
30%-50%	59%	53%
50%-80%	43%	57%
80%-95%	20%	46%
Over 95%	1%	13%

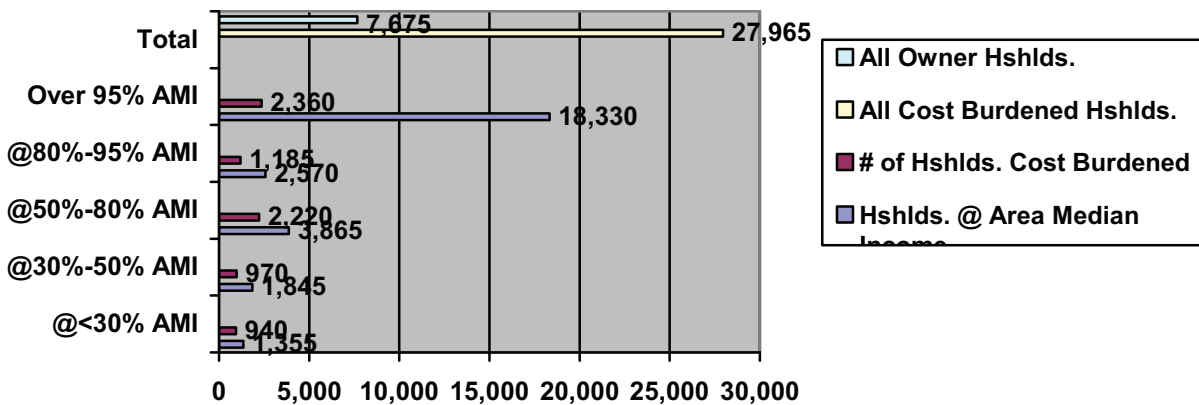
Source: Draft Existing Housing Need Downloaded From the HUD User Web Page on 9/19/06.

Chart 8-9 Moreno Valley - Cost Burdened Renter Households, 2000



Source: SCAG. "Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006," Household Distribution by 5-Income Categories and 2-Ownership Table, Overpayment Households Distribution by 5-Income Categories and 2-Ownership Table, Riverside County, Moreno Valley. AMI refers to Area Median Income: which is the midpoint in the income distribution within a specific geographic area. In the case of Moreno Valley, the geographic area is the Riverside/San Bernardino Statistical Metropolitan Area. At the time of 2000 Census, AMI for Riverside/San Bernardino was \$47,400.

Chart 8-10 Moreno Valley - Cost Burdened Owner Households, 2000



Source: SCAG. "Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006," Household Distribution by 5-Income Categories and 2-Ownership Table, Overpayment Households Distribution by 5-Income Categories and 2-Ownership Table, Riverside County, Moreno Valley. AMI refers to Area Median Income: which is the midpoint in the income distribution within a specific geographic area. In the case of Moreno Valley, the geographic area is the Riverside/San Bernardino Statistical Metropolitan Area. At the time of 2000 Census, AMI for Riverside/San Bernardino was \$47,400.

Table 8-12 Overcrowded Households by Income Moreno - Valley

Tenure and Income	Number of Households	Tenure and Income	Number of Households	Total all Households by Income
Renter <30%	610	Owner <30%	195	805
Renter 30-50%	675	Owner 30-50%	560	1,235
Renter 50-80%	635	Owner 50-80%	760	1,395
Renter 80-95%	220	Owner 80-95%	435	655
Renter Over 95%	480	Owner +95%	1,375	1,855
Total Renter Households	2,620	Total Owner Households	3,325	5,945

Source: SCAG Draft Existing Housing Needs Downloaded from the HUD User Web Page on 9/19/96.

8.3.9 Special Housing Needs

In every community there are groups of people that have unique housing needs. The special needs of these groups are not only related to affordability and lower incomes, but to special needs ranging from household makeup and age to physical and emotional needs. These groups within a community's larger housing context require individualized attention so they can have access to housing.

8.3.10 Elderly Headed Households

According to the 2000 census, 1,221 householders were sixty-five years and older, representing 3.1% of all heads of household in the city.⁸⁸ Poverty among persons 65 years and older was reported for 695 persons in the 2000 census.⁸⁹ In the ten years between 1990 and 2000 the number of persons, 65 years and older, increased from 4,751 to 7,809, an increase of 64%.⁹⁰ As a percentage of the total population, persons 65 and older comprised

5.5% of the total population in Moreno Valley, per the 2000 Census. In 2006, the number of persons 65 and older had increased to 10,739, a percentage increase of 38%.⁹¹ However, as a percentage of the total population, the 65 and older age group only made up 4% of the population in 1990 and in 2006 had risen to only 6% of the total population in the city.

In 2000, persons 85 and older comprised 7% of those aged 65 and older. The subset of persons aged 85 years is a generational group that is growing rapidly nationwide, as people live much longer. In Moreno Valley, this national trend is not yet evident because it is a relatively young community, dominated by younger families. However, as the city matures, the proportion of elderly will increase, as persons who are currently living in Moreno Valley may choose to age in place, or as children relocate aging parents closer to them, or as geriatric housing and health services become more prevalent in the community and surrounding areas. Notwithstanding the incidence of

elderly that may choose to remain in Moreno Valley, if Aqua Bella, a planned community of 2,900 senior only homes, is built, the number of persons 65 and older, living in Moreno Valley, will increase significantly.

8.3.11 Grandparents as Caregivers

The social phenomenon of grandparents raising their grandchildren has reached alarming proportions and the implications for the elderly caregiver have until recently been inadequately documented or addressed. Consequently, when discussing the needs of elderly headed households, this growing subset and their unique needs must be considered. Differing from other elderly householders, those who have care of minor children, cannot live in senior housing and contrary to popular assumption, not all grandparents are seniors. The needs of this group include

affordable family housing, daycare, respite care and intervention services.

The 2000 Census reported that 2,410 grandparents in Moreno Valley were responsible for the care of their grandchildren.⁹² Further data on the characteristics of these caregiver households is not available at the city level but the statewide data is compelling. In California, 294,969 grandparents were the primary caregivers responsible for raising their minor grandchildren.⁹³ Among California's custodial grandparents, 7% are married, 59% are female and 56% are employed.⁹⁴

The data on grandparent caregivers varies by county. In Riverside county there was a total 16,863 grandparents living with and responsible for their grandchildren.⁹⁵ Table 8-13 provides information on the duration of care giving in Riverside County.

Table 8-13 Grandparents Responsible For Grandchildren in Riverside County

Total Grandparent Population	821,907	
Total Grandparents living with and responsible or Grandchildren	Number	Percent
		16,863
Duration of Care Giving	Number	Percent
Less than 6 months	2,182	13
6 to 11 month	1,923	11
1 or 2 years	3,955	23%
3 or 4 years	2,671	16%
5 years or more	6,132	37%

Source: Meredith Minkler, and Sana Chehimi. "A Profile of California Grandparents Raising Grandchildren," page12. Note that the above information is for grandparents age 30+.

The issues, concerns and pressures related to an older adult caregiver range from the

added financial responsibilities of raising children to the housing arrangements,

emotional, medical, and respite needs for the caregiver. Differing from the situation in the last housing element cycle, there is now a Grandparent Raising Grandchildren Program in Riverside County that provides advocacy, child care/respite care, and an intervention team called the Multi-Disciplinary Team that will intervene on behalf of grandparents. There are also a number of support groups in the county.

8.3.12 Meeting Elderly Housing Needs in Moreno Valley

The housing needs of elderly households range from affordable independent living options to supportive housing services for those unable to perform certain tasks, but still able to live independently (meal delivery or transportation assistance). Some elderly households require assisted living, while others require residential care. Still others require respite support services from their role as primary caregivers of either another elderly person or grandchildren.

The City of Moreno Valley is working to facilitate the provision of a variety of elderly housing services. The total number of dedicated, affordable senior housing units funded jointly by HUD and the Redevelopment Agency of the City of Moreno Valley totals one hundred and forty-five.

Presently, a 189 unit multi-family senior project, Perris Isle, is under construction and slated for completion in December of 2008. To date, Perris Isle is the largest multi-family development exclusively for seniors. Of the 189 units, 148 or 78% are designated as affordable for fifty-five years. The Redevelopment Agency of the City of Moreno Valley has provided \$1.1 million dollars in housing set-aside funds and the project received tax credit funding. Unlike the 202 senior projects, Perris Isle has a mix of one and two bedroom units.

Market-rate housing exclusively for elderly households is being developed in the city by Fairview Highland in a gated setting called Aqua Bella. At completion, Aqua Bella is slated to provide 2,900 market rate senior units.

In 2000, services available to allow frail and disabled elderly to remain at home with their spouses or extended family include day care and Alzheimer's day care at Cooper-Burkhart House which provides day care services to ninety persons in their Riverside facility and seventy persons in their Sun City facility.

8.3.13 Disabled

A person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting and carrying), or has difficulty with certain social roles (children doing school work, adults working at a job and around the house). A person unable to carry out one or more activities, or who uses an assistance device to get around, or needs assistance from another person to perform basic activities is considered to have a severe disability.

According to the 2000 census there were 23,297 disabled persons in Moreno Valley.⁹⁶ Table 8-14 provides a categorization by age.

Based on data maintained by Community Care Licensing of Riverside County, there is a variety of housing options for disabled persons in Moreno Valley and surrounding communities. As of January of 2008, there were 67 licensed adult residential facilities, (often referred to as board and care homes), in Moreno Valley⁹⁷. Adult residential care facilities provide care and supervision to adults, ages 18-59 who have a mental illness. As of the same date there were 20 group homes in the city.⁹⁸ Group homes provide housing for special

populations in need of a supervised living arrangement. Individuals residing in group homes may be mentally or physically disabled, teenage mothers, victims of domestic violence or sexual abuse, or persons recovering from substance abuse. There were 3 adult day care facilities in Moreno Valley. Adult day care facilities provide services on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons with functional impairments. There were 36 residential care facilities exclusively for the elderly. These facilities provide group housing arrangements for residents over 60 years of age, who are provided non-medical care and supervision specific to their individual needs.

Table 8-14 Disability Status of Civilian Non-institutional Population

Age	#	As % of Population	Percent Working
5-20 Years	3,664	8%	
21-64 Years	16,082	21%	52%
65 Years And Over	3,551	50%	

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18-19, P21-22, P24, P36-37, P39, P42, PCT8, PCT16, PCT17 and PCT19. <http://www.infoplease.com/us/census/data/california/moreno-valley/social.html>

There were 5 small family homes in Moreno Valley as of January of 2008. Small family homes provide care to minor children under the age of 18.

Affordable and stable housing with the appropriate supportive services is a primary need among disabled persons. As a result

of a partnership between Ability First, formerly the Crippled Children’s Society of Los Angeles and the Redevelopment Agency of the City of Moreno Valley, there are twenty-five affordable apartments for disabled adults in the City of Moreno Valley.

The project allows disabled adults to live independently in apartments designed with their needs in mind and in a setting that provides social, physical and social opportunities that might not be available to them in another setting.

8.3.14 Large Families

Large families are defined as family households in which there are five or more persons. A family household is defined as one in which one or more people living in the same household are related to the head of household by birth, marriage or adoption. The 1990 Census tallied 7,776 or 22% of the households in Moreno Valley as large households, with 3.4 persons per dwelling unit. The “1998 Moreno Valley Demographic and Labor Force Study” found that 26% of the persons surveyed reported living in households that consisted of five or more persons. The average household size in Moreno Valley is 3.6 persons and the average family size is 3.86 persons. The 2000 Census

The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge, given that larger families have to use a greater proportion of their income for non-housing needs (such as food, clothing, child care, etc.). In Moreno Valley, where the majority of the housing units are single-family units, larger families have a better chance of finding adequate housing. The 2000 Census tallied a total of 8,572 households consisting of 5 or more persons.⁹⁹ In 1990, the Census counted 7,776 large family households in Moreno Valley. In

intervening ten years there has been a 10% increase in the number of large families in the city.

Since 1997, the City of Moreno Valley has made a concerted effort to provide affordable housing for large families by funding housing for large families by funding the construction of 364 three and four bedroom apartments, with fifty-five year affordability covenants, as noted in table 8-14. In addition, the city has provided ownership housing for low-income, large families through its participation with Habitat for Humanity.

8.3.15 Female Headed Households

The number of female householders has increased steadily in Moreno Valley. However, recent Census data indicates that the proportion of female households with minor children has declined steadily during the past sixteen years. In 1990, the U.S. Census Bureau reported 3,679 female householders in Moreno Valley and 6,715 in 2000. According to the U.S. Census Bureau, American Community Survey, in 2006, there were 7,980 female

householders in the city. The greatest growth in the number of female householders occurred between growth 1990 and 2000, with an 83% increase in the ten year span. Notwithstanding the growth in the total number of female headed householders, as a percentage of the total household population, the proportion of female householders has remained relatively unchanged between 2000 and 2006. In 2000 female householders made up 16% of all the households in Moreno Valley, while in 2006 they comprised 17% of the total household population.

The percentage growth in female householders between 2000 and 2006 was 19%. However, the proportion of female householders with minor children at home, decreased during the same time. While 79% (2,906) of all female householders in 1990 had minor children at home, in 2000, 68% (4,258) had minor children at home. Subsequently, by 2006, the proportion of female householders with minor children at home had declined yet again to 56% (4,442).

Table 8-15 Number of Affordable 3 & 4 Bedroom Apartments

Casitas Del Valle		Oakwood Apartments		Cottonwood Place		Bay Family		RHDC		Grand Total
Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	
Three	17	Three	92	Three	120	Three	30	Three	7	266
Four	4	Four	68	Four	26	Four	0	Four	0	98
Total	21	Total	160	Total	146	Total	30	Total	7	364

Source: City of Moreno Valley, Neighborhood Preservation Division, February 2008.

In 2005, male householders totaled 3,591 with 2,040 having minor children present in the home. In 2006, the American Community Survey, reports 3,294 male householders, in Moreno Valley, with 1,732 having minor children in the home. As a percentage of the population, male householders made up 8% of the total households in 2005 and 7% in 2006.

The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. Of all family groups, poverty is highest among households headed by African American or Latino single women with children under eighteen years. The poverty rate for female-headed families has not dropped below 35% since 1959. In 1998, 38.7% of female-headed households with children under eighteen were poor, compared with 8.5% of all other households.¹⁰⁰ Families with female householders living below the poverty level totaled 1,844 and 93% of those, or 1,711 had children 18 years of age and younger. Poverty among male householders has not been fully explored in the research materials and cannot be presumed to be equal to that of women female householders.

8.3.16 Farm Workers

Although, the total number of acres, in Moreno Valley, dedicated to agricultural uses declined 22% between 2003 and 2007, the valuation in dollars of the crops produced has increased 20% in the same four year period.¹⁰¹ The Riverside/Corona District which includes Moreno Valley has seen an increase in the valuation of agricultural crops of 22%, between 2003 and 2007. What is occurring in the district is that the once predominant agricultural use which required large tracts of land and large numbers of farm workers is changing to one that is more intensive on less acreage and can more efficiently utilize fewer farm

workers. An important aspect of the increase in crop valuation is that for the fifth year in a row, nursery stock ranked as the top valued crop in Riverside County. Perhaps it's a reflection of the demand for increased landscaping plants in an area that has seen an unparalleled increase in development.

Although agricultural uses have declined in Riverside County and Moreno Valley in particular, the 2006 American Community Survey, reports 158 persons residing in Moreno Valley who work in agriculture, forestry, fishing and hunting, and mining industries.¹⁰² However, the American Community Survey's margin of error in the industry category of agriculture and associated fields is +/-156 persons. By comparison, the Moreno Valley Demographic, Economic & Quality of Life study reports a total of 334 persons, in Moreno Valley, employed in Agriculture. Given the Census Bureau's sampling margin of error, it would seem that the Quality of Life study is more accurate since the source data was the California Employment Development Department. .¹⁰³

The USDA's 2002 Census of Agriculture, reports a total 22,788 farm workers in Riverside County and 248 migrant laborers on farms in Riverside County that use both migrant and hired labor. The definition of migrant workers used by the USDA is a "farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day."¹⁰⁴ The census also reported 41 migrant farm workers in the county on farms that exclusively utilize contract labor. The same census also reported that Moreno only had 18 farms in 2002. Only five of the eighteen were between 50 and 999 acres, and thirteen were from 1 to 49 acres in size.

As a percentage of the farms in Riverside County, with hired farm labor, Moreno

Valley farms were 1% of the total. If we were to assume that 1% of the total farm workers in Riverside County worked on the eighteen Moreno Valley farms, then as of 2002 there would have been 228 farm workers in Moreno Valley. Hence the number of farm workers in Moreno Valley could have been as low as 228 or as high as 334 in 2007.

8.3.17 Farm Worker Housing

According to the California Department of Housing and Community Development (HCD), there are no farm worker housing units in the City of Moreno Valley. Comparatively, Riverside County has 1,000 farm worker units with 400 of those units currently permitted and in use.¹⁰⁵ Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city.

All affordable housing in the City of Moreno Valley is available to farm workers. Since all affordable housing units in the city are available to farm worker households, at this time it is not necessary for the City to segregate its limited housing funds to farm worker housing.

However, the City's planning department will amend Chapter 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones (R-10, R-15, R-20, and R-30), to more fully address the housing needs farm worker households.

8.3.18 Homeless Needs and Homeless Survey

The homeless needs in Moreno Valley are not the same in scope or magnitude as that of our larger neighbor Riverside or even the County of Riverside. However, the nature of the need among homeless persons and the characteristics among the homeless is

similar to those in neighboring communities and the region as a whole.

On January 24, 2007 staff from Neighborhood Preservation Division, Code Compliance and officers from the City's Problem Oriented Police (POP) team conducted a homeless field survey in the City of Moreno Valley, as part of the larger County of Riverside 2007 Homeless Count. A total of 22 homeless persons were interviewed and no children were observed. The twenty-two individuals interviewed responded that they had no children living with them. Seven or 32% of those persons identified as homeless were women and two of the women were married. One of the women was homeless with her husband while the other was not. The following table provides a more complete portrait of the homeless identified in twenty seven locations in the city, at various times during one day.

Based on the County of Riverside's 2004/2005 Homeless Assessment, one-third of homeless adults in the county are women.¹⁰⁶ In some aspects, Moreno Valley's survey data is reflective of the county-wide data: Of the twenty-two individuals identified, 32%, or 7, were women. Five of the seven women were between 42 and 51 years old. Almost three of five or 58% of the homeless men in the county were between 61 and 42 years of age. In the Moreno Valley survey, 45% were between the ages of 40 and 56 years of age.

Also, in keeping with the county study, the majority of homeless adults are men. In the county the proportion was 70%, and in Moreno Valley, the proportion was 68%. In the county, only one-third of the homeless population can be found residing in an emergency shelter or other temporary housing facility, on any given day. Perhaps, the lack of children among the homeless identified in the city's survey could be

explained by the likelihood that homeless families with children are more likely to seek out temporary shelter, for the sake of the children. The county-wide data indicates that 46% of the homeless population is comprised of women and children.¹⁰⁷

Lacking data on homeless women and children, it would be fair to assume that the proportion of homeless women and children from Moreno Valley mirrors that of the county as has the city's homeless survey data.

Table 8-16 Results of Moreno Valley January 2007, Homeless Survey

Gender		Age	Ethnicity	Single or married	Number
Male		64	Latino	Single	1
Male		63	African American	Single	1
Male		56	White	Single	1
Male		54	Latino	Single	2
Male		51	White	Married	1
	Female	51	White	Married *	1
Male		48	African American	Single	1
Male		47	White	Single	1
Male		46	African American	Single	1
	Female	46	White	Single	1
	Female	45	White	Single	1
	Female	45	Latina	Single	1
Male		43	African American	Single	1
Male		42	White	Single	1
Male		42	Latino	Single	1
	Female	42	White	Single	1
Male		36	White	Single	1
	Female	36	White	Married**	1
Male		34	Latino	Single	1
	Female	28	White	Single	1
Male		21	Latino	Single	1
Total	7				22

Source: City of Moreno Valley, Neighborhood Preservation, Homeless Survey *Living with spouse. **Not living with spouse.

8.3.19 March Air Reserve Base Master Reuse Plan – Homeless Assistance Plan

The March Joint Powers Authority (JPA) is the planning agency charged with responsibility for the reuse of March ARB. The JPA has responsibility for preparation and implementation of the Master Reuse Plan. In conformance with the Steward B. McKinney Homeless Assistance Act of 1987, the Department of Defense included March AFB in a listing of available surplus properties in the Federal Register published in May of 1994. As a result of the publication and subsequent screening of the responses, several applicants and their proposed homeless assistance programs have been granted use of several buildings at March.

Table 8-17 lists the homeless programs/services available at March Air Reserve Base. Lutheran Social Services provides transitional shelter services for single women with children. Minimum stay is three months and the maximum is one year.

U.S. Vets provides transitional housing in a 120 bed facility. The program is structured as work re-entry for homeless veterans. Services include outreach and assessment, residential substance abuse treatment and senior and disable housing.

The Concerned Family provides a ninety day transitional program for homeless women with children. Services include case management and help securing permanent housing and employment, training in independent living skills.

8.3.20 Units at Risk of Conversion

During the past thirty years, many affordable housing units were developed with low interest mortgages or rent subsidies, from the State or the Federal governments. In return, the owners were

required to maintain rents affordable to low-income and very low-income households.

However, many of the mortgages allowed prepayments, or opt outs, of rent subsidy contracts that would allow an owner to charge market rents. Many of the assisted developments built in the last thirty years have had the option to prepay, and/or opt out of, affordability restrictions. The prospect has created considerable alarm, both on the part of tenants, as well as Congress and housing advocates. To avert mass displacement of low-income tenants, Congress passed the Low-Income Housing Preservation and Resident Homeownership Act (Title VI of the National Affordable Housing Act of 1990 (LIHPRHA)). The objective of LIHPRHA is an extension of low-income use restrictions while offering owners alternative means of realizing a reasonable return on their investment.

In December of 1992, the City of Moreno Valley had a total of 1,286 units, in five developments, financed with proceeds from multi-family revenue bond issues. Pursuant to the regulatory agreements that govern the developments, 20% of the units had to be leased or made available for lease to lower income households. A total of 257 units were set aside in the five developments. However, only the Mountain View Apartments had a requirement, per its regulatory agreement, to maintain rents at levels affordable to lower income households.

However, the requirement expired in 1998 and the units converted to market rate at that time.

At this time, the City of Moreno Valley does not have units at risk of conversion. The rent restricted units that the city has funded through its Rental Rehabilitation Program are restricted for thirty years and still have between sixteen and twenty-two years left on their affordability terms. New

construction projects have affordability covenants of 55 years.

Table 8-17 Existing Transitional Housing Units

Facility Name	Number of Units/Number of Beds	Service Population
Path of Life	54 units (dormitory style) = 142 beds	Women with children; men with children; families
Lutheran Social Services	22 one-bedroom apartments	Women with children
U.S. Vets	120 beds	Men
Total	76 units / 262 beds	

Source: Economic Development Department Neighborhood Preservation Division, CDBG grantee data, FY 2007-2008.

can cause even the most exhaustive projections to unravel. Consequently, the projections are not static but ever changing and must be adaptable to the social and economic needs of a community and the region at large.

The Regional Housing Needs Assessment (RHNA) is supposed to project future population and household growth for the planning period from 2008-2014. For the City of Moreno Valley, the RHNA forecasts a total housing need 7,474 units that must be accommodated through available sites with appropriate zoning, for the planning period from 2008-2014. The RHNA classifies the total housing need into income categories (see Table 8-18).

In order to meet the projected housing need for all income categories, 1,246 units would need to be added to the housing stock on an annual basis. A look at Moreno Valley building activity between 2004 and 2007 (see table 8-10) indicates that building activity in the city has significantly declined. In 2004, a total of 3,655 units were permitted, in 2005 the number of units permitted declined by 43% to 2,061. Subsequently, in 2006 permit activity for multi-family units increased and 2,111 units were permitted for an increase 2% from 2005. However, in 2007 total units permitted totaled 755, a decrease of 79% from the city's high in 2004 and 64% decrease from 2006. In the current climate of diminished housing activity, it is unlikely that 1,200 units will be produced annually to meet the RHNA.

8-4 PROJECTED HOUSING NEEDS

8.4.1 Regional Housing Needs Allocation

Under State law, each incorporated city is required to analyze existing and projected housing need and develop an implementation program for its contribution to the attainment of the State housing goals. Furthermore, the projected housing need must include a locality's share of regional housing needs. State law requires all councils of governments to develop regional allocations of housing need for all income levels.

Projecting future needs, even for a relatively short time in the future, is difficult. Economic cycles and even major economic restructuring such as was experienced at the end of the cold war and in the 1990s

However, despite the significant reduction in permit activity, the Redevelopment Agency is funding the construction of several projects that will provide dedicated affordable housing to low and very low income households. Table 8-19 provides a

listing of currently pending affordable projects and affordable projects that were built or approved between January of 2006 and July 2008. In addition, the market has been providing multi-family housing on small underutilized sites in the redevelopment area, with the construction and/or approval of 189 units.

The City of Moreno Valley is committed to creating a long range and viable housing element that looks ahead to the ongoing housing needs of its residents. As such, the element has identified sites that currently are vacant and appropriately zoned as well as sites that are appropriately zoned but underutilized. The element also includes an inventory of sites near job centers, with future economic development growth potential such as the Riverside Regional Medical Center and the sites along Alessandro and close to the recent industrial/commercial development along the I-215. The sites near the Regional Medical Center and I-215 are proposed for rezoning to higher multi-family densities with the intentional plan of providing housing for

persons working at the Regional Medical Center and ancillary medical services. Additionally, the element also includes sites for rezoning that are near commercial areas and arterials with public transportation in order to provide more pedestrian friendly areas with proximity to shopping, transportation and other services.

Moreno Valley’s RHNA allocation for low and very low income is 3,045 units. As shown in table 8-20 and graphically represented in Attachment 2, the City has identified sites to accommodate 3,781 very low and low income housing units, during the planning period. When combined with the 1,100 units already built or approved, a total of 4,881 very low and low income housing units will have been accommodated. Thus, the City of Moreno Valley has met and exceeded its RHNA low and very low income housing allocation. The City has also met and exceeded the RHNA needs for the moderate and above moderate residents.

Table 8-18 City of Moreno Valley, RHNA 2008-2014

Moreno Valley Regional Housing Needs Allocation 2008-2014		
Income Category	Units	Percent
Very Low-Income	1,806	24.2%
Low-Income	1,239	16.6%
Moderate-Income	1,362	18.2%
Above Moderate-Income	3,068	41.0%
Total Construction Need	7,474	100%

Source: Southern California Association of Governments (SCAG) Proposed Final RHAN Plan- Planning Period January 1, 2006 - June 30, 2014.4.2

Table 8-19 Units Credited To the RHNA - Built or Approved Between Jan. 2006 and July 2008

	Very Low	Low	Affordability ¹	TOTAL
2008-14 RHNA Allocation	1,806	1,239		3,045
Bay Family Apartments	60		55 year covenant	60
Cottonwood Place III	44	13	55 year covenant	57
Cottonwood Place IV	35	10	55 year covenant	45
Moreno Highlands ²	233	155	55 year covenant	388
Rancho Dorado	46	103	55 year covenant	149
Perris Isle Senior Apartments	104	44	55 year covenant	148
Day and Alessandro ³	100	125	55 year covenant	225
Habitat for Humanity		2	55 year covenant	2
Mary Erickson Housing	26		55 year covenant	26
Total Units Credited Toward RHNA	648	452		1,100
TOTAL RHNA REMAINING	1,158	787		1,945

¹ Affordability covenants are for a 55 year term.

² Moreno Highlands requires 388 units of dedicated affordable housing. Low and very low is an estimate.

³ The proportion between low and very low is an estimate. Site is part of Calculation 5 in Attachment 1.

8.4.2 Sites Inventory Methodology

The vacant sites inventory meets the RHNA moderate and above moderate income housing need. However, there is still a RHNA balance of 1,945 units for low and very low income households, as identified in Table 8-19. All pending and approved projects that are credited toward the RHNA have been removed from the inventory to preclude double counting.

In preparing the inventory of vacant sites, it became evident that there were no longer sufficient vacant sites, with appropriate zoning to accommodate the balance of the RHNA for housing affordable to low and very low income households.

Notwithstanding the exhaustive nature of the inventory method staff recognized that with each consecutive housing element planning cycle the number of vacant sites would continue to diminish. Consequently, staff adopted an advance planning course of action to address the shortfall today and housing need in the future. As a result, staff

developed a proposal to rezone a number of vacant parcels to R-30 to provide affordable housing through higher density.

Additionally, based on historical development patterns, it was assumed that the majority of sites would be developed at 80% of the maximum residential density, while some of the rezoned sites could be developed at 50% or even 25% of their capacity depending on the age and viability of the existing use on the site (See Exhibit E "Rezoned High Density", Calculation 5).

Attachment 1 "Housing Sites Inventory" is a graphic presentation of the entire inventory of sites for the City of Moreno Valley. As evidenced by attachment 1 the City of Moreno Valley has met and far exceeded its RHNA goal and provided sufficient and appropriate sites for all income groups.

8.4.3 Inventory of Vacant Sites for Low and Very Low-income Housing

In the low and very low-income category, the Regional Housing Needs Allocation (RHNA) is 3,045 units. In undertaking the sites inventory, staff began by establishing the base calculation. The base calculation consists of all vacant parcels and underutilized sites that have potential to develop or redevelop, respectively, as housing affordable to low and very low-income households. The base is the total of calculations number 1 and 2 in table 8-20 "Sites Inventory Summary for All Income Groups". As such, the base calculation plus all of the units that have been approved or built between January 2006 and July 2008 (see Table 8-19 Units Credited Toward the RHNA"), comprise the RHNA that can be accommodated in the City of Moreno Valley for low and very low income households, without rezoning.

Exhibit A-1 is an overview map of all the low and very low income vacant sites identified in the inventory of sites. A total of 95 vacant parcels are highlighted on the map (Exhibit A-1) and are appropriately zoned to accommodate 966 units of housing affordable to low and very low income households (see Attachment 3, pages 1-2, for a parcel by parcel inventory).

All the vacant sites in Exhibits A-1 through A-11 are zoned for multifamily housing with zoning densities at 15 units per acre, with the exception of the site on Exhibit A-3. This particular site is a 26 acre site, bounded by Dracaea Avenue on the north, Cottonwood on the south and Elsworth Street on the west. The site is sufficiently large to accommodate a large project and a proposed project can take advantage of the City's density bonus program. The four sites on Exhibit A-4 total 5.60 acres and are zoned R-15. These sites are located within walking distance of a large shopping center

at State Highway 60 and Moreno Beach, as well as an existing multi-family community at Moreno Beach and Trail Ridge Way, as well as employment opportunities at the Auto Mall on Moreno Beach. The sites in Exhibits A-5 – A-11 are infill sites within the Village at Sunnymead, which is in the City's redevelopment area. The sites are zoned R15 and the majority of the sites are adjacent to one or more vacant parcels, so lot consolidation can be achieved in order to facilitate the development of affordable housing, using the City's lot consolidation incentives.

The zoning designation of VR, VOR are unique to The Village at Sunnymead Specific Plan (see Attachment 3). The VR (Village Residential) designation allows multi-family development at a maximum density of 15 units per acre. The VOR (Village Office Residential) allows mixed-used development of office and residential or single use development of either office or residential, with the residential at a density of 15 units per acre. In the inventory, it was assumed that 50% of the land with a VOR designation would develop as housing and all residential designations would build out at 80% of the maximum zone density.

In Moreno Valley, residential development is permitted in the O and OC (office and office commercial) designations. The only residential development allowed in the O and OC designations is senior housing. The City provides a 100% density bonus for the development of housing affordable to very low-income senior households. If senior housing is developed in the redevelopment project area, the Redevelopment Agency can provide financial assistance, thus facilitating the project and meeting State Redevelopment requirements. However, only 33 acres of O and OC designated vacant land is located in the redevelopment area. Consequently, staff believes the acreage is insufficient to contribute to the housing inventory, since it

is unlikely that all 33 acres would develop as affordable senior housing. Consequently, the unit capacity of the 33 acres was not included in the table, although an inventory of all such zoned land in the city is included in the last two pages of attachment 2.

The redevelopment agency has been successful in financing affordable housing development on parcels with zoning at 15 units per acre. Although, the densities of 15 Table 8-21 provides a project by project listing of the affordable housing projects that have been developed at densities of fifteen units per acre and less. Similarly, market rate developers are developing multi-family housing at 15 units per acre and less. Table 8-21 is a listing of market rate developments approved or built between January of 2006 and July 2008, and located on underutilized parcels:

Thus, based on the Agency's success in developing affordable units on sites zoned at 15 units per acre and less and the market's interest in developing at such levels, staff set the density range for the inventory of low and very low income units at 15 units per acre and above. On the housing sites inventory (Attachment 2) the site at Elsworth Street just above calculation 5, is a 26 acre site. The site is unique in that it is the last vacant site zoned R-10. However, in the inventory, the balance of the sites, are zoned R-15 and R-20.

8.4.4 Moreno Highlands

The Moreno Highlands Specific Plan is and older, mix use development plan originally conceived and approved nearly twenty years ago and therefore may not be representative of the current economic environment and may not be viable. The specific plan (SP 212) has a term of twenty years expiring in 2012, with two five year extensions, which could extend to the plan until 2022. The specific plan requires that

5% of the total units in the specific plan, or 388 units, be dedicated as permanently affordable housing. Unit affordability is called out in the conditions of approval requiring that the 388 units be set aside for low and very low income households. In addition, the final conditions of approval require the "initial and on-going affordability to and occupancy of the set aside units by the target households and dispersion of the affordable housing units throughout the project to avoid economic segregation." The plan does not specify unit types, thus allowing the City and the developer to tailor the unit mix to the community's needs at the time the project is developed.

Moreno Highlands does make provisions for the phasing of the residential units. The plan does not specifically address the phasing of the affordable units, but merely notes the total number of units that will be developed in each of the three phases. The 388 affordable units in the Moreno Highlands project have been included in table 8-19, as units credited toward the RHNA.

As noted above, the current economic environment has impacted the residents of the City. Unemployment in the City is high. The City will need to consider job-producing land uses that create an improved jobs-housing balance. In an effort to better address the City's current poor jobs-housing balance, it is likely that the City may consider future proposals to rezone the geographical areas covered by the Moreno Highlands Specific Plan from residential uses to jobs-producing uses such as industrial and/or commercial. Pursuing any land use changes with the Moreno Highlands Specific Plan area will not hinder the City's ability to meet its RHNA obligations.

8.4.5 Opportunities for Lot Consolidation

The City of Moreno Valley has a number of incentives in place to facilitate and encourage lot consolidation, especially of underutilized sites. Taken together the following incentives will constitute a Lot Consolidation Incentive Program (See Program 8.35) that developers can utilize:

1. Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy. (Program 8.14)
2. Policy of keeping development impact fees at a lower level for affordable housing. (Program 8.15)
3. Permit streamlining. (Program 8.16)
4. Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMPF) for affordable housing. (Program 8.17)
5. Provide density bonus pursuant to the City’s density bonus ordinance.
6. Provide a 100% density bonus for senior housing.
7. 10% reduction in required yards to accommodate density above 80% of the maximum allowed density.

Table 8-20 Sites Inventory Summary for All Income Groups

Calculation Number	Sites Inventory ¹	Low and Very Low Unit	Moderate Units	Above Moderate Units	Total
1	Units Accommodated on Vacant Parcels	966			966
3	Units Accommodated on Parcels Rezoned to 30 Units per acre at Hospital and Alessandro.	1,780			1,780
4	Units Accommodated on Parcels Rezoned to 30 Units per Acre at Perris and Iris.	913			913
5	Units Accommodated on Parcels Rezoned to 30 Units per Acre at Alessandro and Frederick	122			122
	Units Accommodated Vacant Parcels with Zoning at 5.9 and >= 8 units per acre (not in the RDA).		8,234		8,234
	Units Accommodated on Vacant Parcels with zoning = 1-5 units acre.			8,879	8,879
	Total Units Accommodated in Inventory	3,781	8,234	8,879	20,894

¹ Based on historical development, it is assumed that units would develop at 80% of zone density.

Table 8-21 Affordable Housing Developed at Densities of 15 Units per Acre and Less

Project Name/Owner	Address	Covenant Date	Total Units	Acreage	Density
Bay Family Apts.	22717 Bay Ave.	7/11/2006	61	4.41	13.83
Casitas Del Valle	12315 Lamos	1/8/2003	40	3.6	11.11
Cottonwood Place	24115 Cottonwood	12/1/97	108	8.14	13.27
Cottonwood Place II	24115 Cottonwood	9/13/2005	61	5.93	10.29
Cottonwood Place III	24115 Cottonwood	12/14/2006	58	5.71	10.16
Cottonwood Place IV	24115 Cottonwood	5/7/2007	46	3.11	14.79
Oakwood Apts.	15168 Perris Blvd.	3/5/2008	241	19.17	12.57
TOTALS			615	50.07	12.29

Source: City of Moreno Valley, Neighborhood Preservation Division

Table 8-22 Market Rate Housing Approved or Developed on Underutilized Sites

Location	Total Units	Acreage	Bedroom Size	Density	Setbacks
Webster Avenue (approved)	24 condos	1.61		15 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24426 Dracaea (Built & occupied)	18 apts.	1.5		12 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Myers between Heacock & Indian (approved)	16 apts.	1.23		13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Elsworth and Sherman (approved)	64 condos	2.31		28 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24172 Webster (approved)	12 apts.	.91	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24849 Eucalyptus (approved)	12 apts.	.91	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24333 Fir Ave. (approved)	4 apts.	.48	2	10 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
NEC of Atwood and Liberty (approved)	15 apts.	1.57	9-1 bed; 6-2 bed	9.5 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
24392 Webster (Built & occupied)	12 apts.	.90	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
Sunnymead Blvd./Back Way (approved)	12 apts.	.90	3	13 units	Front = 25 ft. Rear = 20 ft. Side = 10 ft
TOTAL	189	12.32			

Source: City of Moreno Valley, Planning Division

8.4.6 Suitability Analysis of Sites with Water Constraints in Edgemont

Unfortunately, sites in the Edgemont area are sites with insufficient water infrastructure to support development at any level, due to inadequate pressure for fire flows.¹⁰⁸ Attachment 1 shows the Edgemont area which is demarcated by the city border on the west, Alessandro Avenue

on the south, Frederick on the east, and Eucalyptus on the north. The site owned by the Agency, (in calculation 5) slated for development of 255 affordable units, is a site that does not have water infrastructure to support development. However, since the site is adjacent to Eastern Municipal Water District (EMWD), the Agency will pay to run EMWD fire flow lines to the site and BSMWC will provide water for domestic

use, and the constraint will have been removed. In addition, all of the sites in calculation 5 can be developed by using EMWD fire flows. However, the balance of the underutilized sites in the Edgemont area that are served by BSMWC cannot be developed during this planning cycle.

In response to this constraint on development, the City of Moreno Valley has completed a water infrastructure analysis for the BSMWC service area to fully assess the infrastructure needs. Program 8.20 has been accomplished with the completion of the study. However, the cost to remove the water constraint is currently estimated at \$15 million and the City does not have the resources to remove the constraint.

The impact of infrastructure availability on proposed housing element programs (specifically program 8.21) is negligible. Developers have the option of connecting to the regional water district for sites included in calculations 3 and 5. The regional water district has expressed a desire to provide hookups for projects along Alessandro, which can access its water lines, and has provided water access to developers in the past. The private water district that currently provides water in the Edgemont area has expressed a willingness to work with the regional provider. In addition, the capital improvement plan includes \$2.5 million from tax allocation bond (TABS) revenues for water infrastructure needs in Edgemont, which will help facilitate future development to areas north of calculation 3 and 5.

8.4.7 Inventory of High Density Sites

The inventory of high density sites (attachment 4) consists of three geographic areas, as shown on maps Exhibit B, C, and D. The areas are referred to as calculations 3, 4, and 5. For purposes of the RHNA, the potential units in the inventory of high density sites are designated affordable to

low and very low-income households. In the inventory of high density sites, there are a total of 142 acres in 54 parcels. The total number of potential units is 2,815 at 80% of the zone capacity. The minimum density for the sites proposed for rezoning is 24 units per acre. The sites proposed for the rezone are identified by Assessor Parcel Number (APN) in attachment 4, calculations 3, 4, and 5, as well as on the map labeled Attachment 1. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), or other discretionary action pursuant to Government Code Section 65583.2 (h) and (i). In the City of Moreno Valley, a conditional use permit (CUP) is not required for multi-family housing. The proposed R-30 zone will be exclusively residential.

The sites in Exhibit C and D are comprised of vacant land, eight single family residences and a church. The owners of the large single family lots realize that their rural life style is no longer viable and consider the proposed zone change an opportunity to maximize the values of their properties in the near future.

The sites in Exhibit E, Calculation 5 consist in large part of current uses that are no longer viable or competitive with the new commercial development. The strip mall on Alessandro between Courage and Elsworth is a mixture of thrift stores, vacant storefronts, storage facilities, storefront churches and auto repair shops. Turnover in the strip mall is high given its age and lack of parking. There is potential for future redevelopment of a portion of the commercial to new residential, especially as the job corridor along the I-215 continues to develop. However, the analysis has been conservative assuming that redevelopment of developed sites would occur at 10% of the future zone density of 30 units per acre.

The construction of 225 multi-family units at Alessandro and Day, between Pepper and Day, on the Agency owned site will create momentum for redevelopment of the sites in Calculation 5, Exhibit E. The City has already rezoned the Day and Alessandro site to R-30 and chosen a developer for the project.

The areas chosen for zone changes are on major streets, near shopping and employment. The sites in Exhibit C are within walking distance of the Riverside Regional Medical Center and the Moreno Valley Unified School District offices, both of which are large employers in the city. Shopping is also on Perris Boulevard, about a mile from the proposed sites. The sites in Exhibit D are across the street from a Fresh and Easy and adjacent to other shopping including a Home Depot. The sites in Exhibit E are within walking distance of Towngate Shopping Center and the Towngate Mall and less than half a mile from the I-215 job corridor. Some areas are within the redevelopment area and some outside the redevelopment area. It was in the interest of equity and fairness that staff chose to designate areas outside the redevelopment area for increase in density so higher densities would be distributed throughout the city.

8.4.8 General Plan Amendment for R-30 Zone

It is staff’s intent to initiate the proposed R-30 rezoning with 7.75 acres of redevelopment agency owned land. The site originally consisted of 8.75 acres however one acre has been donated to a child care provider. A child care facility adjacent to an affordable housing will make child care available to both the development and neighborhood residents.

The proposed affordable housing development will be the prototype project for the development of the R-30 zone

standards. The redevelopment agency will choose a developer for the development of the site by the October of 2008. Agency staff will work with the developer to generate the standards for the R-30 zone. The standards created for the R-30 will encourage and facilitate the development of housing for lower-income households. It is anticipated that the standards would be finalized by October of 2009 and the general plan amendment would be approved by November 2009 (see table 8-23).

The balance of the sites will be taken to the planning commission and city council as one case for the general plan amendment. Since the remaining parcels to be rezoned to R-30 constitute a total of 151 acres, an environmental study has to be completed. The time and cost associated with an environmental study will result in a later submittal of the general plan amendment. It is anticipated that the general plan amendment for the 151 acres will be completed by 2011 (see table 8-24).

Table 8-23 GPA for Agency Owned Land

Activity	Date
Develop zone standards	September 2008 – September 2009
Approval of zone standards	October, 2009
General Plan Amendment	November, 2009

Table 8-24 GPA for R-30 Rezoned Sites

Activity	Date
Develop zone standards	September 2008 – September 2009
Approval of zone standards	October, 2009
Environmental Study	October 2009 – December, 2010
General Plan Amendment	January, 2011

8.4.9 Inventory of Moderate Income Housing Potential

The inventory of vacant sites appropriately zoned for moderate income housing begins on page 3 of attachment 3. In attachment 1, the moderate sites are represented in yellow. In Moreno Valley, a moderate income household of four persons had an annual income of \$71,000, in 2007.¹⁰⁹

The inventory of vacant moderate income sites tallied a total of 1,180 acres, suitable for the development of moderate income housing, in 260 parcels. The zoning designations vary from R-5 to multi-family. The sites are located outside of the redevelopment area and tend to be in areas where the predominant development has been for sale single family homes or upscale market rate apartments. The potential number of units that could possibly be built in this category, at an 80% build-out, is 8,234 units.

8.4.10 Inventory of Above Moderate Income

Above moderate income households are households whose income exceeds 120 percent of area median income. The inventory of vacant sites appropriately zoned for above-moderate income housing begins page 7 of attachment 3. In attachment 1, the above moderate sites are represented in green. There are a total of

6,664 acres of vacant sites suitable for the development of above-moderate income housing.

The inventory of vacant above moderate income sites tallied a total of 5,114 acres suitable for the development of above moderate income housing, in 1,365 parcels. The zoning designations vary from Hillside Residential (HR) and Rural Residential (RR) to R-5. The sites are located in the less intensively developed areas of the city and in the hillside areas where densities are based on a percentage slope calculation. Accordingly, in the Rural Residential (RR) and Hillside Residential (HR) one unit for five acres has traditionally been utilized as an average density due to a wide range of slopes and a desire to preserve the hillsides. The potential number of units that could be built in this category at an 80% build out is 8,881 units.

Areas of the City including the area of land located south of SR 60, east of Redlands Boulevard and extending to the City’s eastern and southern borders may be targeted for future job-producing land uses. Any land use changes will not deter the City’s efforts with RNHA obligations.

8.4.11 Environmental Constraints

In the inventory, staff has identified a variety of “environmental constraints”. These are graphically represented in attachment 10, “Exception Areas” map. The constraints consist of site specific data from inclusion of sites in the redevelopment area or in a specific plan, to the existence of fault zones in the east end of the city and along the badlands, to flood areas and water constraints for parcels in the Box Springs Mutual Water Company service area. Denoting a site’s location in the redevelopment area allow staff to identify sites eligible for Agency assistance for the development of affordable housing. Also, knowing that a site is in a specific plan

indicates that there exist unique development requirements for the site, such as zoning or development requirements. The sites inventoried are not impacted by earthquake faults that would restrict development, railroads, or March Air Reserve Base flight path.

The only environmental constraint affecting development is related to flood. The flood areas are shown in the blue overlay, in attachment 10. In addition, the parcel inventory of vacant land and the high density sites inventory, lists each parcel in a flood area. If parcels are in flood zone X, the 500 year flood plain, they can be developed as long as the structures are outside the immediate overflow areas of the flood channels running adjacent to or near the sites. Flood depths for Zone A, the 100 year flood plain, are undetermined and would have to be determined by a surveyor prior to development. Once the depths are determined, building foundations would have to be raised and flood insurance would be required. However, if flood improvements are made to the area in which the parcels are located, prior to development, the flooding constraint will have been removed. However, at this time, no such improvements are planned either by County Flood Control or by the City of Moreno Valley. Yet, the number of parcels that are affected by flood constraints are few in relation to the total inventory, thus the impact of flood constraints is minimal.

All utilities, including gas, electric, water and sewer are available to the sites noted in the inventory. Edison service is available to all

sites west of La Salle Street. In 2005, the City of Moreno Valley established its own electric utility that will provide electrical services to properties east of La Salle Street.

8.4.12 Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a conditional use permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multifamily housing since you could not achieve the higher density given the single story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than R5. In table 8-25, a total of 466, R-5 vacant sites, five acres and larger are adequate in both size and zoning for development of mobile home parks. It is important to note that the City of Moreno Valley does not have oversight of the operation of mobile home parks; the State Department of Housing and Community Development have oversight of all mobile home parks in the city.

Table 8-25 Sites Appropriately Zoned and Available For Mobile Home Parks

Zoning Designation	Density (Units/Acre)	Vacant Acres	Number of Units ²	Number of Parcels 5 Acres and Larger
R5 ⁴	5	466 ³	193	42

¹ See attachment 6

² Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

³ It is assumed that only 10% of all available acreage would develop as mobile homes.

⁴ R-5 acreage contained in specific plans is not included. It is assumed that in specific plans, development of R5 acreage would follow the predominant development pattern.

All calculations are rounded.

8.4.13 Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes. There has been no expressed interest in providing manufactured housing on individual lots of less than 7,200 square feet in Moreno Valley. Based on the City’s inventory of vacant sites, there is a total 4,574 acres of appropriately zoned land that could potentially develop as manufactured housing. However, it is assumed that no more than 10% of the available acreage

would develop as manufactured housing, during the planning period, resulting in a possible 1,665 units (see table 8-26). Vacant land in Specific Plans in which the predominant development is stick-built housing has not been included in the inventory since it is unlikely that manufactured housing would likely develop given the constraints of the Plan and the existing development pattern. Furthermore, whereas in the past some small manufactured subdivisions had been built in the city, such type of subdivision has not been developed in the past sixteen years.

Table 8-26 Sites Appropriately Zoned and Available For Manufactured Homes

Zoning Designation	Density (Units/Acre)	Vacant in Acres ³	Number of Units ²
Residential Single Family	5 and under	4,574	1,665

¹ See attachment 7

² Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City. In Hillside Residential (HR) and Rural Residential (RR), densities are based on the percentage slope calculation, with 1 unit for 5 acres utilized as an average density.

³ It is assumed that 10% of all acreage could potentially be developed as manufactured housing.

⁴ R-5 acreage in specific plans is not included as development of R5 acreage would follow the predominant development pattern.

8.4.14 Transitional Housing/ Supportive Housing and Emergency Shelters

Any existing single-family or multi-family dwelling can be used as transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the RR, HR and multi-family residential zones, without a conditional use permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number licensed group facilities, including group homes, small family homes, and adult residential facilities total 91 facilities.¹¹⁰ In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

The City of Moreno Valley General Plan allows homeless shelters with conditional use permits in the following zones: Commercial, Office and Industrial/Business Park. Table 8-27 inventories all of the vacant land on which homeless shelters can be developed, with a conditional use permit. In total, the City of Moreno Valley has 684 vacant acres available for shelters with a conditional use permit.

Table 8-26 illustrates the opportunities available for transitional housing in the form of vacant land, appropriately zoned for homeless shelters. Notwithstanding, the 208 acres, appropriately zoned for transitional housing, it is the City's estimate that at maximum 1% of all possible units may be dedicated to transitional housing. Furthermore, because of the City of Moreno Valley's membership in the Joint Powers Authority for March

Reserve Base, it is a compelling assumption that most of the future transitional housing will be developed at March, where we currently have 76 units of transitional housing and 120 transitional beds.

It is most likely that homeless shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for a homeless shelter would be identical to the City's review process as outlined in Section 8.6.7. Non-profit applicants would receive a 25% discount on the fee for a homeless application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). Shelter applications would be forwarded to the Moreno Valley Unified School District for review and comment. If the district had concerns regarding the proximity of a proposed shelter to schools, the location and/or hours of operation it could be necessary for a shelter to identify an alternate location or modify its hours of operation. As noted in table 8-28, the business, office and commercial zones do not have density designations and thus multi-family developments would not be permitted, instead dormitory style shelters would be permitted in the zones. However, the Village Office Residential designation does have a density, thus allowing for the development of multi-family units for shelter use.

The conditional use permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of

the conditional use permit. If the facility does not begin operation within the three years, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

Homeless shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. Consequently, during the planning period, the City of Moreno Valley will amend Specific Plan 208 to add homeless shelters as a permitted use and adopt development standards for that use. There is a total of 447 vacant acres in 60 parcels in Specific Plan 208. An inventory of all the vacant sites in the specific plan is included in this document as attachment 10.

Table 8-27 Vacant Sites Zoned and Available for Transitional Housing

Zoning Designation	Density (Units/Acre)	Vacant in Acres ³	Number of Units ²
Multi-family R10-20	10 and above	208	295

¹ See attachment 8

² Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

³ It is assumed that 10% of all vacant acreage could potentially be developed as transitional housing.

Table 8-28 Vacant Sites Available for Homeless Shelters with Conditional Use Permit

Zoning Designation	Density (Units/Acre)	Vacant in Acres
Business Park²	*	71
Commercial	*	366
Office	*	241
Village Office Residential	92	6
Total		684

¹ See attachment 9

² BP does not have a density, but it has minimum development standards: Minimum site width 200'; minimum site depth 200'; minimum front building setback area 20'; minimum street side building setback area 20'.

Table 8-29 Vacant Sites Available for Homeless Shelters by Right

Zoning Designation	Density (Units/Acre)	Vacant in Acres
Industrial/Business Park	Standards for shelters to be developed.	447
Total		447

See attachment 10.

All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the conditional use permit would be approximately be six months.

However, if the application involved an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval timeframe for a shelter would be no longer than any other application. It is the City of Moreno Valley’s conclusion that there are no significant constraints to the development of shelters in the city.

8.4.15 Single Room Occupancy Hotels (SRO)

The definition of an SRO as contained in the HOME regulations, 24 CFR Part 92.2 is that of a “single room dwelling unit that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities (and may contain both) if the project consists of new construction, conversion of non-residential space or reconstruction.” As such the City of Moreno Valley does not have a zone designated for the possible development of single room occupancy units.

Based on the definition of an SRO, the City of Moreno Valley will amend Chapter 9 of the Development Code to establish zones that will allow single room occupancy units by right in the multi-family zones. The standards for an SRO zone will have to be developed and it will be staff goal that the standards and permit procedures facilitate the development of single room occupancy units (see program 8.25). Furthermore, the City will amend the code to allow with a condition use permit (CUP), single room occupancy units in some commercial districts, thereby facilitation the potential conversion of motels to single room occupancy units.

8.4.16 Summary

The total number of new units required under the RHNA for Moreno Valley’s current planning cycle, is 7,474. The sites inventories in Attachments 3, 4 and 5 make evident the adequacy of the appropriately zoned sites to meet the projected housing need. Taken in its entirety the inventory is a formidable planning tool that can make possible the City of Moreno Valley’s difficult task of meeting housing needs, even beyond the current cycle’s close in 2014.

The land inventory based on Economic Development Department staff analysis meets requirements as mandated by California Government Code Section 65583.

8.5 FINANCIAL RESOURCES

In 1991 the City of Moreno Valley's first housing program was launched. The Home Improvement Loan Program (HILP) was a modest program to provide rehabilitation loans to low-income owner-occupants. At this time, the City of Moreno Valley is utilizing three funding sources for housing programs: Federal HOME funds, Redevelopment Agency set-aside funds and program income.

The proposed RDA and HOME budgets for the planning period are in Tables 8-29 and 8-30. The Agency has been able to fund all of the projects in the element (See Table 8-29 and table 8-30).

CHAPTER 8 (HOUSING ELEMENT) MORENO VALLEY GENERAL PLAN

Table 8-30 Proposed RDA Budget

	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
	AUDITED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
ANNUAL SETASIDE AMOUNT	4,583,576	4,197,384	4,279,270	4,356,597	4,435,470	4,515,921	4,597,981
INTEREST INVESTMENT INCOME (NOTE 1)	478,477	282,936	285,765	288,623	291,509	294,424	297,369
OTHER REVENUES		1,415	1,429	1,443	1,458	1,472	1,487
	\$ 5,062,053	\$ 4,481,735	\$ 4,566,465	\$ 4,646,663	\$ 4,728,437	\$ 4,811,818	\$ 4,896,837
ADMINISTRATION EXPENSE	\$ (825,515)	\$ (1,137,637)	\$ (1,194,519)	\$ (1,254,245)	\$ (1,316,957)	\$ (1,382,805)	\$ (1,451,945)
PROGRAMS (AGENCY COMMITTED)							
HOMEBUYER ASSISTANCE PROGRAM (HAP) *	(90,500)	(250,200)	(240,000)	(240,000)	(240,000)	(240,000)	(240,000)
HOMEOWNER ASSISTANCE FOR MINOR REPAIR		(7,500)					
ADMINISTRATION EXPENSE & PROGRAMS	\$ (916,015)	\$ (1,395,337)	\$ (1,434,519)	\$ (1,494,245)	\$ (1,556,957)	\$ (1,622,805)	\$ (1,691,945)
COTTONWOOD PLACE APTS - PHASE IV							
ADRIENNE IV	(360,802)						
INFILL HOUSING (YOUTHBUILD)	(23,678)	(25,000)					
SHEILA STREET REHABILITATION PROGRAM	(2,338,931)	(619,884)					
MULTI-FAMILY HOUSING PROJECT							
OAKWOOD APTS		(3,000,000)					
MULTI-FAMILY BAY FAMILY APTS PROJECT	(755,000)						

CHAPTER 8 (HOUSING ELEMENT) MORENO VALLEY GENERAL PLAN

Table 8-30 Proposed RDA Budget (Continued)

	FY 2007-08	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14
ALESSANDRO AND DAY STREET LAND ACQUISITION	(4,971,500)	(282,000)					
ALESSANDRO AND DAY MULTI-FAMILY PROJECT			(4,750,000)	(3,750,000)	(5,000,000)	(5,000,000)	(5,000,000)
RANCHO DORADO							
MULTI-FAMILY PERRIS ISLE SENIOR HOUSING PROJECT		(413,000)					
NEIGHBORHOOD BEAUTIFICATION PROGRAM (NBP)		(250,000)		(250,000)			
CLOSED TO BALANCE SHEET (LT RECEIVABLES)	3,454,733						
SALE OF CAPITAL ASSETS	439,510						
LOSTS ON SALE OF LAND	(1,383,612)						
RESTATING OF NET ASSETS (RECLASSIFY LAND)	5,237,852						
TOTAL CAPITAL PROJECTS	\$ (701,428)	\$ (4,339,884)	\$ (5,000,000)	\$ (4,000,000)	\$ (5,000,000)	\$ (5,000,000)	\$ (5,000,000)
TOTAL HOUSING EXPENDITURES	\$ (1,617,443)	\$ (5,735,221)	\$ (6,434,519)	\$ (5,494,245)	\$ (6,556,957)	\$ (6,622,805)	\$ (6,691,945)
LONG TERM RECEIVABLES	\$ 3,444,610	\$ (1,253,486)	\$ (1,868,054)	\$ (847,581)	\$ (1,828,520)	\$ (1,810,987)	\$ (1,795,108)
	\$ (11,813,830)	\$ (11,813,830)					
	\$ 10,282,062	\$ 9,028,576	\$ 7,160,522	\$ 6,312,941	\$ 4,484,421	\$ 2,673,434	\$ 878,325

* HOMEBUYER ASSISTANCE PROGRAM FUNDINGS FOR FY 2009-10 AND FY 2010-11 WILL BE PROVIDED BY THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS

CHAPTER 8 (HOUSING ELEMENT) MORENO VALLEY GENERAL PLAN

Table 8-31 Proposed HOME Budget

	FY 2007-08 PROJECTED	FY 2008-09 BUDGET	FY 2009-10 BUDGET	FY 2010-11 BUDGET	FY 2011-12 BUDGET	FY 2012-13 BUDGET	FY 2013-14 BUDGET
<u>ADMINISTRATION/CAPITAL PROJECTS FUNDS</u>							
BEGINNING FUND BALANCE AT BEGINNING JULY 1	1,534,091.81	1,169,485.23	69,521.23	9,230.23	(1,060.77)	13,648.23	3,357.23
<u>REVENUES</u>							
HOME GRANT REVENUE	619,900.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00
TOTAL REVENUES	619,900.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00	599,612.00
<u>EXPENDITURES</u>							
<u>ADMINISTRATION EXPENSE</u>	(59,823.43)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)	(59,961.20)
<u>PROJECTS/PROGRAMS</u>							
176.77110.6810 HOME IMPROVEMENT LOAN PROGRAM		(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)	(240,000.00)
176.77110.6810 HOME IMPROVEMENT LOAN PROGRAM	(63,267.00)						
176.77110.6815 MOBILE HOME GRANT PROGRAM	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)	(70,000.00)
NEW 08-09 HABITAT FOR HUMANITY (CHDO 2007-2008)		(92,985.00)					
NEW 08-09 CHDO UNPROGRAMMED		(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)	(89,941.80)
NEW 08-09 PERRIS ISLE		(787,000.00)					
176. MULTI-FAMILY PROJECTS		(339,688.00)	(200,000.00)	(150,000.00)	(125,000.00)	(150,000.00)	(150,000.00)
176.76126 ADRIANNE ALLIES III (CHDO)	(795,000.00)	(20,000.00)					
TOTAL PROJECT AND PROGRAM	(928,267.00)	(1,639,614.80)	(599,941.80)	(549,941.80)	(524,941.80)	(549,941.80)	(549,941.80)
TOTAL EXPENDITURES	(988,090.43)	(1,699,576.00)	(659,903.00)	(609,903.00)	(584,903.00)	(609,903.00)	(609,903.00)
REVENUE OVER (UNDER) EXPENDITURES	(368,190.43)	(1,099,964.00)	(60,291.00)	(10,291.00)	14,709.00	(10,291.00)	(10,291.00)
DESIGNATED FUND BALANCE AT JUNE 30 (ENDING)	1,165,901.38	69,521.23	9,230.23	(1,060.77)	13,648.23	3,357.23	(6,933.77)

8.6 PROJECTS AND PROGRAMS

The price of single-family housing in the City, while affordable when compared to the prices in other metropolitan areas in California, remains beyond the budget of low income families. The construction of multifamily projects is the most efficient use of housing funds. The City and the Agency have established a record of providing financial support to affordable multifamily projects. During the last planning cycle (2000-2008) several multi-family projects were completed and are now in service.

In addition to new construction, the City of Moreno Valley continues to provide an array of housing services that include rehabilitation and first time homeownership. The City's accomplishments during the last planning cycle are quantified in Table 8-31.

8.6.1 Preserving Units at Risk of Conversion

The City of Moreno Valley does not have housing units at risk of conversion. All affordable multi-family units assisted by the City have affordability requirements. Units with affordability requirements have a significant time of affordability remaining. At this time there is no need to develop a program for the preservation of units at risk of conversion.

8.6.2 Cottonwood Place Phases II, III and IV

Palm Desert Development Company (PDDC) completed the last three phases of the Cottonwood Place Project. These Three phases added 162 units to the existing 108-unit complex bringing the total number of units to 270. The project consists of three and four bedroom apartments. The Redevelopment Agency provided \$2.4 million in loan funds for the project and the City provided \$1.5 million in HOME funds, in the form of a loan. The developer also

received Federal and State tax credit allocations for the final three phases of the project. The rents in the development are set at an average of 46% of the Riverside County median income, the maximum level allowed by the tax credit program. The development was completed in the spring of 2007 and consequently was counted in the 2000-2008 housing element planning period.

8.6.3 Bay Family Apartments

Bay Family Apartments is a 61-unit complex consisting of 2 and 3 bedroom units, designated for very low-income households. The project is located between Bay Avenue and Adrienne Avenue, east of Pan Am Boulevard and offers low rents to families earning between 30% and 60% of the area median income. The developer of the Bay Family Apartments is Global Premier Development, Inc. (GPD). For the Moreno Valley project, the developer created a Limited Partnership entity called MoVal Bay Apartments, L.P. The total project costs were \$13.4 million made up of tax credit equity, RDA funds and private financing. The Agency contributed \$755,000 in housing set aside funds.

8.6.4 Targeted Neighborhood Strategy for Neighborhood Revitalization

Adopted in April 2003, the Targeted Neighborhoods Strategy for Neighborhood Revitalization concentrates resources (i.e. RDA housing set-aside funds and Federal HOME funds) into specific neighborhoods to eliminate blight and to encourage revitalization. The goal of this strategy is to improve the condition of the properties, increase property values, foster pride of ownership and reduce the need for City services (e.g. police and code enforcement). By targeting specific neighborhoods for intensive revitalization efforts, the limited funds available would be used most efficiently. Staff recommended

six neighborhoods in the City and the Council established on order of priority. With the assistance of a non-profit housing developer, who has acquired multiple properties in two of the targeted neighborhoods, a total of 44 units have been rehabilitated and are being rented to low income families.

The Riverside Housing Development Corporation (RHDC), a local Community Housing Development Corporation (CHDO), has purchase four of the eighteen buildings in the Sheila targeted neighborhood, with funding from the Redevelopment Agency of the City of Moreno Valley. The Agency has budgeted additional funds to assist RHDC and other owners in the Sheila area acquire consultant services and other supportive and organization building services to form and sustain a property owner association. As target neighborhoods come on line, the Agency will continue to play the role of mentor and sponsor in creating and sustaining owner associations.

8.6.5 Cooperative Services Senior Housing

In 2000 the City Council supported an application to the U.S. Department of Housing and Urban Development (HUD) Section 202 grant to be submitted by Cooperative Services (CSI). CSI is a non-profit consumer cooperative that provides affordable housing for elderly and handicapped residents. The corporation constructed a 70-unit senior housing apartment complex in Moreno Valley's redevelopment project area. Sixty-nine units are reserved for low income senior citizens. The project was fully occupied in March of 2004.

8.6.6 Mobile-Home Rehabilitation Program

The mobile-home rehabilitation program was first funded with HOME funds received

from the State of California. The program has been active since 1993. The program provides very low-income mobile-home owners with a one-time grant to make repairs to their mobiles. The maximum amount of the grant is \$10,000. Funds are first applied to correct health and safety items, followed by general home repairs.

There are seven mobile-home parks in Moreno Valley. The type of housing available in these parks is often the most affordable housing utilized by the elderly, and very low-income families. The program requires that the mobile be owner-occupied and that the owner/borrower continue to reside in the property for a minimum of one year after completion of the rehabilitation.

Seventy-three mobile home grants were completed between 2000 and 2008. While ninety such grants were proposed for the 2000-2008 housing element planning period, eligibility restrictions reduced the number of completed rehabilitation grants. Staff will review its qualification requirements, and if necessary modify these in light of the negative impact these are having on production, and endeavor to qualify more applicants for the program.

The City of Moreno Valley markets its mobile home grant program through its city wide newsletter, City Link. Staff regularly delivers program materials including applications to all mobile home parks in the city. Staff has developed a working rapport with managers at the parks and encourages them to promote the program.

8.6.7 Single Family Home Rehabilitation Program (HILP)

The Home Improvement Loan Program (HILP) provides a \$40,000 maximum loan at 3% annual interest. Payments and interest are deferred, for twenty years, or when the owner sells or ceases to occupy the property. The program assists owner-

occupants who have equity in their homes and have multiple repairs and improvements to make. To be eligible for a HILP loan, an owner must have occupied the property for at least one year and have income at 80% of median or less, adjusted for family size.

Plans were to assist 15 homeowners with a HILP Loan and 15 loans were successfully completed.

8.6.8 The Hildegarde Project

One of the primary functions of the Redevelopment Agency is to eliminate blight. The Neighborhood Beautification Program addresses the exterior deferred maintenance of an entire neighborhood within one of the Community Development Block Grant (CDBG) Targeted Neighborhoods and the Redevelopment Project Area. In the past, through various city-sponsored consumer loan programs, individual homes have been repaired. The goal of the Neighborhood Beautification Program is to focus effort on an entire neighborhood at once, thus gaining the visual impact of completing all the exterior improvements simultaneously. Staff identifies neighborhoods made up of approximately 20-25 low and moderate income homeowners, with homes in need of exterior maintenance and repairs. To qualify for the grant, household income cannot exceed 120% of the Area Median Income. Typically, these repairs will include paint, landscaping, fence and concrete repair. After a neighborhood is selected, staff will arrange a meeting of homeowners to determine their willingness to participate in the program. After the initial neighborhood meeting, individual meetings with each homeowner are held to determine income eligibility.

Working with the Senior Code Compliance Officer, staff also determines the extent of the exterior repairs necessary for each home. The lists of repairs necessary to

each home are combined into a single bid package. The packages are given distributed for bids by licensed contractors. The most qualified contractor is awarded the contract to complete the improvements to the homes. Investor owned properties in the neighborhood are excluded from this program. Twenty-three homeowners were assisted on Hildegard Street in one of the city's targeted neighborhoods.

8.6.9 Homebuyer Assistance Program (HAP)

The Homebuyer Assistance Program (HAP) provides financial assistance to low and moderate-income households to purchase a home. Assistance is provided in the form of deferred-payment loans and may be used for the down payment and/or closing costs. The amount of assistance made available is based on the potential buyer's income and the price of the house. Houses are eligible for maximum assistance of 20% of the purchase price to a maximum sales price amount of \$362,790. The buyer receives only what is necessary to complete the purchase. The minimum contribution required of the buyer is 3% of the purchase price, unless the buyer is utilizing veteran's benefits, in which case a down payment is not required.

The HAP loan is a non-assumable, second mortgage with no interest due for thirty years. If the property is sold, the buyer ceases to occupy the property, or the property is refinanced during the term of the loan, the loan becomes due and payable. The City and owner share in the equity of the home. At sale, the City receives the amount loaned plus the percentage that the City's assistance constituted as a percentage of the original purchase price, which is applied to the gain on the sale of the home.

The 2000-2008 Housing Element called for a total of 20 families to receive assistance,

27 HAP loans were completed during the period. The rapid appreciation in value of single-family homes brought on by the sub-prime lending market made the HAP Loan Program less viable.

8.6.10 YouthBuild Moreno Valley

Two new homes located on Graham Street were constructed by Moreno Valley Youthbuild, Inc. for low-income families. The homes were completed in 2004 and 2006. Families were selected from over 300 applicants. The selection process was a struggle since HUD provides strict qualification guidelines for low income families. March Community Credit Union, a local lending institution provided special financing (i.e. 30-year fixed rate loan at 4.5%) used in combination with the City's Homeownership Opportunity Program (HOP) so that the purchase remained affordable. With the completion of the second home, Moreno Valley Youthbuild ran out of financial resources. The City's first Youthbuild grant was fully expended, and Moreno Valley Youthbuild, Inc. has ceased operations.

8.6.11 Habitat for Humanity

Habitat for Humanity is an international non-profit housing organization, which assists low and very low-income families to attain homeownership and better living conditions. Families must invest a minimum of five hundred hours of labor, or sweat equity,

toward the building of their home or the home of another Habitat family. During the period of the 2000-2008 planning period, Habitat for Humanity in partnership with the City and the Redevelopment Agency completed five new homes for very low income families.

8.6.12 Acquisition, Rehabilitation, and Resale Program

The Acquisition, Rehabilitation, and Resale Program (ARR) formed a community based public/private partnership that included the HUD, the Redevelopment Agency, local contractor/development companies, local lending institutions, local realtors, local title companies, and escrow service providers. The program facilitated the purchase of distressed single-family homes with private dollars, property rehabilitation, and resale to low and moderate income owner occupants. The Revitalization Program successfully rehabilitated 101 homes throughout the community providing homes for low and moderate income home buyers.

Table 8-32 Quantified Accomplishments Housing Units by Income Category

2000 Housing Element Projects	New Construction	Rehabilitation	Preservation	Ownership	Very-Low-Income	Low-Income	Moderate Income	Above Moderate	Total
8.1 Home Improvement Loan Program		✓					15		15
8.2 Assistance for Minor Repairs		✓					6		6
8.3 Mobile Home Grant		✓			73				73
8.9 Homebuyer Assistance Program			✓	✓			27		27
8.10 Habitat For Humanity	✓	✓			5				5
8.11 HUD Homes (ARR)		✓			9	30	62		101
8.12 Hildegard Beautyfication		✓					25		25
8.12 Homeownership Opportunity Program	✓			✓		2			2
8.13 Cottonwood III	✓				9	3			12
8.13 Cottonwood IV	✓				12				12
8.13 Bay Family Apartments	✓				21	9			30
8.13 Large family units	✓				14	5			19
8.14 Cottonwood II	✓				45	15			60
8.14 Cottonwood III	✓				39	6			45
8.14 Cottonwood IV	✓				26	7			33
8.14 Casitas Del Valle					15	5			20
8.14 Bay Family Apartments	✓				21	9			30
8.23 Co-op Services	✓					60			60
Total					292	148	135		575

8.7 CONSTRAINTS ON HOUSING

The availability of affordable housing for all income levels can be impacted by a variety of factors. Some of the factors are market related, such as financing, land costs and construction costs.

8.7.1 Governmental Constraints

By comparison, other constraints are related to governmental requirements such as development standards, fees, and environmental concerns. As part of the Housing Element analysis, jurisdictions are required to analyze both governmental and non-governmental constraints on the supply of affordable housing.

8.7.2 Land Use Controls

The General Plan, Specific Plans and Development Code (Title 9 of the Municipal Code) establish standards and guidelines for the use and development of land within Moreno Valley. They consist of land use map(s), goals, objectives, policies and ordinances that set forth the rules regarding the distribution, density and design of housing projects as well as individual residences.

The City's land use controls allow for a wide variety of housing types and densities. Neighborhoods range from rural to urban in character, from single-family homes on large lots to multifamily housing of twenty dwellings per acre. Tables 8-20-23 is a summary of the residential land use and zoning designations for Moreno Valley. As of the year 2000, there was an extensive amount of undeveloped land in the City, encompassing the entire range of housing choices. Land availability and zoning for all types of housing is not a constraint on housing in Moreno Valley. The primary constraint on the development of multi-family housing has been a market constraint. The market has not deemed it

profitable enough to construct multi-family housing. During the last housing element reporting period (1990-1997), all of the multi-family housing constructed in the city has been done with the financial assistance of the Redevelopment Agency of the City of Moreno Valley. However, with an improved economy it is anticipated that the market constraint on multi-family housing construction will diminish.

8.7.3 Development Review Processes

The development review process is intended to implement general plan policies and other adopted policy and design standards, regulation and guidelines.

8.7.4 Permit Processing

The following is a summary of the approval process for a typical multiple-family housing project (see tables 8-32 and 8-33):

1. Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.
2. Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.
3. Process application. The Planning Department processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 - a. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee (PRSC). The PRSC consists of

representatives from various city departments.

- b. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an environmental initial study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.
- c. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.
- d. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.
- e. The planner schedules the case for hearing before the Planning Commission. A notice of the

Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. The notice is published a minimum of 20 days in advance of the hearing for a typical multi-family project. This corresponds to the minimum public review period for a Negative Declaration as required by CEQA. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.

- f. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning Commission and the applicant in advance of the public hearing.
4. Hold public hearing. A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision. A of \$580.75 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within four to six months. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. While eliminating the public hearing process could save time, it would not substantially reduce processing times. The length of time is primarily a function of the complexity of the issues and the time it takes to prepare studies to meet State and Federal environmental requirements and to address concerns brought up by neighbors and redesign projects. In addition, elimination of the public hearings would not exempt the City from delays due to the public noticing requirements specified in CEQA. On the other hand, it would have the undesirable effect of decreasing the opportunity for members of the public to hear and provide testimony on proposals

that affect their neighborhoods and communities.

8.7.5 Permit Processing for Residential Care Facilities

Residential care facilities for seven or more persons would follow the same permitting procedures. However, residential care facilities for more than seven or more persons would require a conditional use permit. The conditional use permits allows the community to ensure that conditions and standards are established to preserve and safeguard the public health, safety or welfare of the occupants of the facility and the neighborhood.

Table 8-33 Permit Processing Timelines

Type of Approval or Permit	Typical Processing Time
Administrative Plot Plan/No Notice	2 to 4 months
Conditional Use Permit	4 to 6 months
General Plan Amendment	6 to 9 months
Administrative Plot Plan/Notice	3 to 5 months
Design/Architectural Review	Included in project processing
Tentative Tract Maps	4 to 6 months
Tentative Parcel Maps	4 to 6 months
Initial Environmental Study	Included in project processing
Environmental Impact Report	9 to 12 months
Plot Plan/Hearing	4 to 6 Months

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

Table 8-34 Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
	Administrative Plot Plan/No Notice	Tentative Tract Map	Plot Plan/Hearing	Plot Plan/Hearing
	Architecture	Site Design	Architecture	Architecture
	Site Design	Preliminary Grading/Drainage	Site Design	Site Design
	Preliminary Grading/Drainage	Environmental	Preliminary Grading/Drainage	Preliminary Grading/Drainage
		Access/Fire Flow	Access/Fire Flow	Environmental
				Access/Fire Flow
Est. Processing Time	2 to 4 months	4 to 6 months	4 to 6 months	4 to 6 months

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

8.7.6 Design Requirements

The following describes the types of design requirements imposed on multifamily development and the impact of those requirements on the cost and supply of housing affordable to lower-income households. However, the design guidelines do not pose a significant constraint on the development of housing in Moreno Valley.

In the city’s development code, the General Design Guidelines, excluding parking which is addressed in 8.6.10, are noted as follows:

1. Ground-floor dwellings should have a front and back entry, one of which is the main entry for the use of guests and is oriented to their arrival points.
2. Each multi-family unit should have at least one hundred square feet of private open space which may consist of a fenced yard area, patio or balcony. Fenced yards and

- patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.
3. Individual units should have a porch or porch-like space at the front door.
 4. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty feet from the units they serve.
 5. Trash enclosures shall be designed to be compatible with the project’s architecture, perhaps including roofs, treated walls, special doors, enhance landscaping or enhanced paving. “Special doors” refers to doors that open sufficiently to allow collection vehicles to mechanically lift out commercial size trash containers.
 6. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.
 7. Drive aisles should be curved and should incorporated landscaping and

- paving treatments to reduce vehicle speed. Landscaping treatments may include pinched planters and a mix of canopy and vertical trees. Paving treatments may include interlocking pavers bands or etching across drives. Speed bumps or botts dots are not an acceptable alternative.
8. Freestanding structures, like gazebos or pergolas, should be located to define activity nodes at pathway intersections or in secluded landscape areas.
 9. Buffer setbacks and landscaping shall be provided along all property lines. Buffers may also be appropriate within the complex, separating recreational areas from units and limiting line of sight between balconies and into parking areas.
 10. Individual dwelling units should be distinguishable from one another and have separate entrances.
 11. Multi-family units shall be clustered to minimize grading and to help maintain the natural landscape.
 12. Stacked flat condominium arrangements shall be discouraged, while townhouse styles shall be encouraged.
 13. When appropriate, multifamily projects shall be designed for the needs of families with small children, the disable and the elderly. For example, children's needs would require open space, tot lots, handrails, and enclosed yards on ground floor units. Disabled or elderly needs would require ramps, parking close to units, minimum and gradual elevation changes and elevators.
 14. Architectural features should be used to increase privacy from nearby units and common or public spaces.
 15. Roof forms should be mixed and combined to vary the perception of building height, to differentiate units and to add interest to building mass. The long, straight roofline of a single gable shall be discouraged.
 16. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each entrance of a multi-family development.
 17. Senior housing warrants special design considerations, including:
 - a) Intimate, shaded outdoor seating area;
 - b) A network of pathways, providing interesting walking experiences;
 - c) Gentle slopes for outdoor pathways and ramps to entry doors and between floors;
 - d) Convenient and attractive access to transit, including portecocheres, information kiosks, seating areas and water elements;
 - e) Security;
 - f) Direct ambulance access;
 - g) Parking close to units;
 - h) Elevators.

Parking and open space requirements probably have the greatest potential effect on the cost of housing. The land the must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations.

There are a variety of design requirements imposed on multifamily development that can affect the cost of housing development. The design guidelines are intended to promote quality site planning and architecture without restricting innovation or creativity. The design guidelines do not pose a constraint on the development of housing in the City of Moreno Valley but represent city policy with respect to the

quality of design expected for all projects within the city.

8.7.7 Open Space Requirements

The Municipal Code requires a minimum amount of common and private open space for multi-family development. Common open space must total a minimum of 33% of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

8.7.8 Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, possibly resulting in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking, constrains the amount of land available to building housing units. This could make it more difficult to achieve the highest allowable residential densities. For example, building might have to be three stories instead of two stories to provide area for the required number of parking spaces. It is less of a constraint for affordable housing because affordable developments are generally smaller. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for granny units. This requirement has not impacted our ability to meet allowed densities.

With respect to multiple family developments, Moreno Valley reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November of 2003. The Eastgate Specific Plan parking standards were reduced in June of 2004. The citywide parking standards for multiple family housing were modified in November of 2004.

The adjustments noted in table 8-33 substantially reduced the potential constraint that parking requirements might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than two street frontages), projects have been generally approved at or near the maximum allowed density.

Design requirements are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households

8.7.9 Development Standards

Residential development standards are intended not only to protect public health and safety. Some of the residential development standards are intended to promote the general welfare of the community by creating attractive, pleasant and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable allows for the reduction of certain "quality of life"

standards in conjunction with the development of affordable housing.³³ The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. Additional requirements could be added to the list of standards that could be reduced as part of the density bonus program. They include the following: the number of parking spaces for units consisting of two or more bedrooms, the number of covered parking spaces per unit and recreational vehicle parking requirements.

The residential development standards in tables 8-32-36 do not represent a significant constraint on development of housing in the city. Multifamily units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50%.

The city has an adopted density bonus ordinance that allows developers to receive a 25% density bonus. In addition to the 25% density bonus, developers building housing for senior citizens may receive an additional 75% density bonus, resulting in a cumulative density bonus of 100%. When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households. The density bonus also allows developers of multi-family housing to reduce their parking by .5 of a space for each dwelling unit that is affordable to very low and lower-income households. The single-family residential development standards allow for lots of 4,500 square feet (RS 10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans, lots as small as 3,500 square feet are permitted. The low-density designations for single-family housing are located in the east end of the city where hillside development and an already

established rural development pattern allows yet another type of housing choice.

Within specific plans there is a variety of zones that are unique to the specific plans. Basically the LD, MD, ML and other designated uses refer to low density and medium densities that mimic the R5 and RS-10 designation in the general plan.

In the Inland Empire, unlike other areas in Southern California, it is still feasible to provide adequate parking for multi-family housing developments due to lower land costs.

Table 8-35 Parking Requirements

Type of Dwelling	Original Parking Standard	New Parking Standard
Studio multifamily unit	1.5 spaces (1 covered)	1.25 spaces (1 covered)
One-bedroom multifamily	1.5 spaces (1 covered)	1.5 spaces (1 covered)
Two-bedroom multifamily	2.5 spaces (2 covered)	2 spaces (1 covered)
Three or more bedrooms	2.5 spaces (2 covered)	2.5 spaces (1 covered)
All multiple family projects	RV parking required	No RV parking required
All housing types	Bicycle parking required	No bicycle parking required

Note: Guest parking is included in the parking standard as .25.

Parking standard for senior housing is 1 covered space/studio unit, 1.25 spaces/1 bedroom unit (1covered) and 1.5 spaces/2+bedroom unit (1 covered). The standards may be reduced subject to a parking study.

Table 8-36 Single Family Residential Development Standards

Requirement	R1	R2	RA2	R3	R5
1. Maximum density (dwelling units per net acre)	1	2	2	3	5
2. Minimum lot size (sq. ft. net are)	40,000	20,000	20,000	10,000	7,200
3. Minimum lot width, in feet	150	100	100	90	70
Cul-de-sac/knuclue lot frontage	35	35	35	35	35
4. Minimum lot depth, in feet	170	120	120	100	100
5. Minimum front yard setback	25	25	25	25	20
6. Minimum side yard setback, in feet					
a. Interior side yard	*	*	*	*	*
b. Street side yard	20	20	20	15	15
Requirement	R1	R2	RA2	R3	R5
7. Minimum rear yard setback, in feet	40	35	35	30	15
8. Maximum lot coverage	25%	30%	30%	40%	40%
9. Maximum building and structure height, in feet	Two stories not to exceed 35 feet.				
10. Minimum dwelling size (sq. ft.)	1,500	1,500	1,500	1,250	1,250
11. Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	20	15	15	10	10
12. Floor area ratio					
a. One-story home	.25	.30	.30	.40	.40
b. Multi-story home	.50	.60	.60	.70	.70

*Combined interior side yard setbacks of twenty feet shall be provided with a minimum of five feet on one side.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Table 8-36 Single Family Rural Residential Development Standards (Cont'd)

Requirement	Rural Residential	Hillside Residential
Slope Density Natural Area Relationship Minimum Lot Size	<p>Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.</p> <p>Minimum lot size shall be one dwelling unit per 2.5 acres within a slope category of 10% or less unless determined to be reduced by an approved slope analysis.</p> <p>Based on a slope analysis, minimum lot size may be reduced to 20,000 s.f. or the minimum lot size of the adjacent zone, whichever is greater.</p> <p>Subdivisions shall be compatible with the surrounding development pattern.</p>	<p>Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.</p> <p>Minimum lot size shall be one acre within a slope category of 10% or less unless determined to be reduced by an approved slope analysis. Based on a slope analysis, the lot size may be reduced to 10,000 s.f. or the minimum lot size of the adjacent zone, whichever is greater.</p> <p>Subdivisions shall be compatible with the surrounding development pattern.</p>
Subdivision Design and Future Land Divisions Building Height	<p>Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.</p>	<p>Dwellings and other accessory structures shall not exceed 30 feet in overall height, provided that on slopes of less than 10%, the overall height shall not exceed 35 feet.</p>
Setback and other Site Development Criteria	<p>On a lot under 40,000 s.f. the R2 district standards shall apply. On a lot 40,000 s.f. or greater, the R1 district standards shall apply (see table 8-30).</p>	<p>On a lot less than 20,000 s.f. the R-3 standards shall apply. On a lot between 20,000 s.f. to 40,000 s.f. the R-2 standards shall apply. On a lot 40,000 s.f. or greater the R-1 standards shall apply.</p>

Table 8-37 Multi-Family Residential Development Standards

Requirement	RS10	R10	R15	R20
1. Minimum density (dwelling units/net acre)	10	10	15	20
2. Minimum lot size (net area in sq. ft.)	4,500 45 35			
3. Minimum lot width in feet Cul-de-sac or knuckle lot frontage				Single family developments within the R10, R15, R20 and R5 of the Village at Sunnymead shall be subject to lot size, width and depth and other applicable site standards as the R5.
4. Minimum lot depth in feet	85			
5. Minimum front yard setback, in feet Front facing garages Building other than front-facing garages	20 10 10			
6. Minimum side yard setback, in feet Interior side yard Street side yard	** 10 15	10 20 15	10 20 20	10 20 25
7. Minimum rear yard setback, in feet.				50%
8. Maximum lot coverage	35	40%	45%	50%
9. Maximum building and structure height, in feet	1,000		50 feet **	
10. Minimum dwelling size (sq. ft.)				
11. Minimum distance between building, in feet (including main dwelling units and accessory structures)	10	20	20	20
12. Floor area ratio				
a. One story home	.50			Not applicable
b. Multi-story home	.75			

Moreno Valley Municipal Code, Title 9 Planning and Zoning, Chapter 9.03 Residential Districts, Table 9.03.040-6.

*In RS10 district, minimum street side setback: 10 feet. Interior side setback: 5 feet, except for zero lot line development with houses placed on an interior side lot line. In such a case, the other minimum side yard setback shall be 10 feet. **Minimum dwelling sizes in multi-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

8.7.10 Development Fees

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley has taken steps to mitigate the impact of development fees on housing in the following actions:

- Lowered City impact fees by 9% in 2000 (see table 8-37).
- Frozen impact fees for affordable housing developments at the rate in effect in December 2006.
- In coordination with WRCOG, waived Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments(see program 8.17)
- When utilizing the density bonus a developer may be eligible to receive a 50% reduction of city impact fees and parkland fees for units affordable to very low-income households and a 25% reduction for units affordable to lower-income households.
- Deferral of development impact fees for affordable units, until issuance of Certificate of Occupancy (see program 8.15).

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased its fees for all new residential construction. This increase had the effect of increasing the development fees overall. Nonetheless, fees levied by the city on affordable multi-family developments are 72% lower than on market rate, multi-family developments, primarily as a result of the City's action to freeze the fees for affordable developments.¹¹¹

City development fees are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees can be a constraint on housing.

8.7.11 Code Compliance

The City's code compliance enforcement action as mandated by the Health and Safety Code along with State housing laws and the Uniform Housing Code have not been a constraint on affordable housing. The City has not adopted more stringent standards than those noted, but has worked to preserve and maintain the City's housing stock in a safe and decent condition for lower income residents. The City's code compliance enforcement program helps preserve affordable housing and eliminate substandard housing conditions.

8.7.12 Community Opposition

Local governments have a difficult balancing act when it comes to facilitating the development of low and moderate-income housing and their responsibilities to existing residents, environmental issues and community opposition to affordable housing.

Community misconceptions of affordable housing and their opposition to a project, combined with a local government's desire to respond to the community can result in constraints to affordable housing.

Several years ago, the Redevelopment Agency in cooperation with a non-profit developer sought to develop thirty affordable town-homes in the city. However, strident community resistance to the project resulted in a denial of a request for zone change to allow the project to be built on the site acquired the Agency.

8.7.13 Housing for Persons with Disabilities

All new housing developments in the City of Moreno Valley are required to comply with California Building standards (Title 24 of the California Code of Regulations) and the federal Americans with Disabilities Act (ADA) requirements. The City of Moreno Valley enforces requirements under the most recently amended Uniform Building Code, as amended by the State of California in 2001.

The City of Moreno Valley has provided funding in excess of \$1.7 million dollars, in Agency funds, for the development of 100 units of housing with affordability covenants for the elderly and persons with disabilities. Persons with disabilities have the unique opportunity of living independently in Moreno Valley, in an Agency-assisted development consisting of twenty-five accessible apartments, constructed in 1996.

Housing for elderly, and housing specifically developed and designated for persons with disabilities has been situated in areas with easy access to public transportation, shopping, medical facilities and recreational uses.

Additionally, the City will amend Title 9 of the Development Code to adopt written reasonable accommodation procedures by 2011.

Table 8-38 City of Moreno Valley Development Fees

Fee Category	Fee Amount	
	Single-Family	Multifamily
Planning and Application Fees		
Plot Plan approval	\$860	\$8,274 + \$30/unit ¹
Variance	Not typical	Not typical
Conditional Use Permit	Not applicable	Not applicable
General Plan Amendment	Not typical	Not typical
Zone Change	Not typical	Not typical
Site Plan Review	Included in Plot Plan	Included in Plot Plan
Architectural Review	Included in Plot Plan	Included in Plot Plan
Planned Unit Development	Not typical	Not typical
Specific Plan	Not applicable	Not applicable
Development Agreement	Not applicable	Not applicable
Other	Not applicable	Not applicable
Subdivision		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Tract Map	\$8,497+\$72/lot ²	\$8,497+\$72/lot ²
Final Parcel Map (Land Development)	\$3,860	\$3,860 +\$41/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
Environmental		
Environmental Review	\$753	\$753
Environmental Impact Report	Not typical	Not typical
Negative Declaration	Included in ER	Included in ER
Mitigated Negative Declaration	Not typical	Not typical
Other		

Table 8-38 City of Moreno Valley Development Fees (Cont'd)

Fee Category Impact	Fee Amount	
	Single-Family	Multifamily
Police	\$ 464	\$ 368
Fire	\$ 650	\$ 261
Parks	\$ 5,167	\$ 4,526
Water (EMWD)	\$ 4,324 ³	\$ 8,071 ⁴
Sewer (EMWD)	\$ 6,727	\$ 7,478
Solid Waste	Not applicable	Not applicable
Traffic - City	\$ 5,622	\$ 3,934
Flood (Riverside County) cost for subdivision	\$ 2,990	\$ 2,990
School Moreno Valley USD	\$4.21/s.f. ⁵	\$4.21/s.f. ⁶
Val Verde USD	\$5.92/s.f.	\$5.92/sf
Other City Facilities, including Library	\$ 1,842	\$ 1,196
Habitat - Regional	\$ 1,938	\$ 1,008
Traffic - Regional	\$10,046	\$ 7,054
TOTAL	\$49,952	\$54,512

Source: John Terell, Planning Official, City of Moreno Valley Planning Department, October 7, 2008.

1 Note this is per unit cost and will vary based on the project size.

2 Note this is per lot cost and will vary based on the number of lots.

3 Of the noted total, \$534 is per unit cost for meter installation and water and sewer development cost.

Source: http://emwd.org/new_biz/construction_fee_res-div.html

4 Of the noted total, \$829 is per unit cost for meter installation and water and sewer development cost.

Source: http://emwd.org/new_biz/construction_fee_res-div.html

5 Source: <http://www.mvUSD.net/apps/pages/index>.

6 Source: Val Verde Unified School District.

Note: The total under the multi-family category would be approximately 72% lower for affordable units, or approximately \$34,170, since affordable units do not pay the regional traffic fee.

8.7.14 On/Off-Site Improvements Multi-Family Development

Typical offsite improvements consist of street, storm drain, wet and dry utility improvements. Improvements are usually limited to project frontage limits with transitions to existing improvements as necessary. Development Impact Fee (DIF) credit is available for developers who construct qualifying DIF street and traffic signal improvements. The following summary is for typical multi-family developments.

Streets

Street improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, street lights, raised landscaped median as appropriate, to underground overhead utilities, driveway approaches. Often additional right-of-way dedication is required so that the street width conforms to the City's General Plan Circulation Element. The street width varies based on the street classification. A public sidewalk is always 6' wide, whether it is curb-adjacent or curb separated. Typically, projects are conditioned to construct half-width street improvements plus a travel lane on the other side of the street along project frontage and any necessary transitions joining proposed to existing improvements.

Storm Drains

Drainage improvements may be required. The site is graded to drain toward the public right-of-way. If there is an existing downstream storm drain nearby, the project is required to construct a storm drain along project frontage and downstream to the existing storm drain terminus. Catch basins and storm drain laterals are required. By and large, parkway drains are the drains

required to convey onsite runoff to public streets.

Water and Sewer

Eastern Municipal Water District is the city's primary water and sewer purveyor. Projects need to construct onsite and when not pre-existing, offsite water and sewer improvements consistent with EMWD standards. Projects are required to construct water and sewer laterals along with proper connections. Valves, cleanouts, backflow prevention devices, fire hydrants, and sewer manholes are some appurtenances that are commonly associated with connections to existing water and sewer lines.

Onsite Improvements

Typical onsite improvements relevant to engineering consist of parking lot improvements, drainage facilities, and water quality treatment.

Parking lot improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, ribbon gutter, handicap access ramps, striping, and signage.

Onsite drainage facilities may consist of surface system facilities such as ribbon gutters and swales or subsurface system facilities such as inlets, drain pipes, underground storage.

Water quality treatment control best management practices (bmps) should be factored into the design of the project. Depending on the identified pollutants of concern, treatment control bmps may include infiltration basins, water quality basins, or bio swales.

Table 8-39 Average Cost per Unit On/Off Site Improvement Costs

Improvement	Multi-Family	Single Family
Offsite	\$ 878	\$290
Onsite	\$2,270	\$ 48
Total	\$3,148.00	\$338.00

Source: Land development staff. Staff used historical data-previous project fees paid and the number of units to arrive at an average cost per unit.

8.7.15 On/Off Site Improvements Single Family Residential Development

The offsite improvements for single family residential development are similar to those for multi-family development. Onsite improvements are different as listed below.

Many of Land Development's fees are based on valuation or earthwork volumes i.e. plan check and inspection fees are based on a percentage of the engineer's cost estimate for offsite improvements and for onsite improvements, while grading plan check and inspection fees are based on earthwork volume cubic yards (see table 8-38).

Typical onsite improvements relevant to engineering consist of drainage facilities and water quality treatment for single family residential lots. There may be other improvements associated with common areas. The items below are improvements specific to a lot. Except for improvements associated with common areas, if a residential tract has a common area, all other improvements would be considered offsite public improvements.

Storm Drains

Earth swales to allow for project drainage around a house pad are required. These swales drain to the driveway. Some developers choose inlets and drain pipes to convey lot drainage to the street. In the case where inlets and drain pipes are utilized, a curb core is required through the street curb.

Water and Sewer

Water quality treatment control for single family residential development is typically reduced to a water quality basin located at the projects low point. An HOA is required to maintain the water quality basin.

8.7.16 Procedures for Ensuring Reasonable Accommodations

Households with disabled members can access the City of Moreno Valley via telephone, the internet, via United States mail, visit City Hall, as well as the City's accessible city planning commission/council chambers.

Requests for special accommodations or variances due to needs related to a household's disability can be made by means of provisions in the City of Moreno Valley's Development Code. Provisions in the Development Code ensure that reasonable accommodations are obtainable for persons with disabilities.

The City of Moreno Valley shall Amend Title 9 of the development code to include reasonable accommodation procedures.

8.7.17 Variance Permit Procedure

The purpose of the administrative variance is to allow adjustments to provisions of the development code in order to prevent

unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations. Requests for variance from certain types of zoning regulations or conditions of approval may be approved, conditionally approved, or denied by the community development director without the necessity of a public hearing.

Administrative variances of ten percent or less may be granted over the applicable standard for setbacks, lot coverage, parking and building height. An administrative variance of one foot or less may be granted for fence heights.

The following is a summary of the administrative variance process:

1. Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division, along with the processing fee of \$316.00. A 25% fee reduction is applicable for non-profit entities.
2. Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is forwarded to the community development director.
3. Process application. The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 1. The community development director, makes the required findings prior to approving an application for an administrative variance:
 - a. That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
 - b. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;
 - c. That strict or literal interpretation and enforcement of the specified regulation would result in impractical difficulty or unnecessary physical hardship;
 - d. That the granting of the administrative variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district, and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and
 - e. That the granting of an administrative variance is consistent with the objectives and policies of the general plan and the intent of this title.

2. A notice of the community development director's hearing on the administrative variance request is mailed to contiguous property owners and interested parties, 10 days in advance of the director's hearing.
3. Any party can appeal the decision of the community development director within 15 working days after the decision. A \$750.00 fee, with a 25% reduction for established non-profits, is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within two weeks.

8.7.18 Removing Regulatory Constraints for Persons with Disabilities

The State of California has authority over the review of group homes having six or fewer persons. The City of Moreno Valley does not require community input, nor does the city impose additional requirements on housing for persons with disabilities.

The City of Moreno Valley does not restrict the siting of group homes, but does adhere to prescribed requirements of State law that limit over-concentration of group homes. The City does not place conditions on group homes that provide services onsite.

On the contrary, the City of Moreno Valley has been a leader in the Inland Empire in assisting the development of housing for persons with disabilities. The City has forged a partnership with Ability First (formerly Crippled Children) and provided

Agency funding for the development of twenty-five independent living, accessible, apartments in Moreno Valley.

The City allows residential retrofitting so that households can make their homes more suitable for the needs household members with disabilities. In addition to ensuring that building code requirements do not create a constraint for persons with disabilities, the City of Moreno Valley funds programs that assist with retrofits for disabled persons. In addition to a variety of health and safety improvements, the City's Mobile Home Grant Program also funds retrofit work for persons with disabilities. The City of Moreno Valley's Home Improvement Loan Program has also provided low interest deferred loan funds to households needing to retrofit their homes to accommodate a disabled household member.

8.7.19 Requesting Reasonable Accommodations

The City of Moreno Valley implements and enforces Chapter 11 of the 2001 California Building Code. The City provides information to applicants inquiring about the City's regulations with respect to zoning, permit processing, and building laws for all persons including those with disabilities.

8.7.20 Zoning and Other Land Use Regulations

The City has not identified zoning or other land use practices that discriminate against persons with disabilities or constraints to the development of such housing. The City makes every effort to facilitate housing for persons with disabilities.

The following are examples of ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes:

1. Adjustments to off-street parking requirements can be approved administratively by the community development director. In the past the City has reduced parking requirements for housing for disabled persons and housing for the elderly.
2. The City allows group homes in all residential districts. The City does not have the authority to approve or deny group homes of six or fewer residents.
3. The City does not restrict occupancy nor does it impose conditions on group homes that provide services on-site.
4. The City permits the siting of multi-family handicap housing in the RS10, R10, R15, R20, Office Commercial, and Office zoning designations.
5. The City of Moreno Valley's Development Code allows the development of granny units for use by person sixty-two and

above. This type of housing is often used to house elderly household members with mobility impairments. The City facilitates the development of the units by reducing development fees by 50%.

8.7.21 Universal Design Element

The City of Moreno Valley has not adopted a universal design ordinance. The City does not preclude developers from utilizing universal design principles.

8.7.22 Non-Governmental Constraints

Non-governmental constraints are those not regulated by or otherwise controlled by government. Non-governmental constraints are related to market conditions and often to community attitudes with regard to affordable housing.

8.7.23 Land Costs

High land cost is a constraint on the development of affordable housing. In 2000, improved land costs for a single-family lot are approximately \$45,000 and \$37,000 per unit for multi-family residential development (prices are current for 2000).

By comparison, land costs in Moreno Valley are very reasonable. Because Moreno Valley suffered significant depreciation in land values during the recession of the 1990s, many developers were able to purchase improved lots for as low as \$25,000 and hold them until the market improved. Consequently, they were able to pass those savings on in the final sales price. However, those lots have been developed and developers are now paying higher prices for lots.

8.7.24 Availability of Financing

Financing has been more readily available since the real estate market has improved. The City of Moreno Valley has seen a marked increase in development as a result of accessible financing for development. Table 8-10 reflects the increase in building activity in the city between 2004 and 2006. However, as the economy has stalled, so has building activity and financing available to potential homebuyers.

As an increasing number of new homes were built builders have been left with a surplus of new homes that are not being bought, due to restricted financing availability for homebuyers. Foreclosures in the City of Moreno Valley have been increasing at a steady rate.

8.7.25 Construction Costs

Construction costs are market driven and although the high cost of construction, including land, is a constraint to the development of affordable housing, those costs are neither controlled nor dictated by the City. Aware of the nature of construction costs and the need to reduce their impact on the ability to develop affordable housing, the Redevelopment Agency of the City of Moreno Valley has land banked sites in various areas throughout the redevelopment area. The Agency has donated parcels to Habitat for Humanity (six single family parcels), purchased land for seventy-five units of senior housing developed and operated by a non-profit and 1.6 acres for 25 units of housing for handicapped adults.

The City's density bonus ordinance can also be utilized to reduce the constraint created by construction costs by practical

application of gradations in the types and amenities required in affordable housing units. Building simple but decent housing can assist in lowering construction costs. The City of Moreno Valley's density bonus ordinance makes allowances for gradations in amenities with the goal of reducing cost constraints to the development of affordable housing.

8.8 OPPORTUNITIES FOR ENERGY CONSERVATION

The City of Moreno Valley has its own electric utility company only in part of the city. New homes east of La Salle are served by Moreno Valley Utility Company. The balance of the city is served by California Edison. Water is provided by two providers, Eastern Municipal Water District (EMWD) and Box Spring Mutual Water District (BSMWD). Gas is provided by Southern California Gas Company.

During the planning period, the City of Moreno Valley objective will be to reduce electric consumption by Moreno Valley Utility customers by .5% per customer. As such, Moreno Valley Utility will:

- Adopt an ordinance requiring that all new and replacement roofing utilize radiant barrier plywood.
- Implement MV Utility's residential Solar Initiative Program.
- Distribute free of cost to its customers, compact fluorescent light bulbs (CFL's). Develop an environmentally safe disposal and program for CFL's.
- Promote installation of whole house fans.
- Market energy efficiency program for residents of MV Utility area.

8.9 OVERVIEW: HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The goals, objectives, policies and programs detailed in this document are to be accomplished during the seven year planning period from June 2008 through December 2014. The Community and Economic Development Department has responsibility for administering the City's housing programs. Housing staff also oversees and assists other agencies working with the City to carry out housing programs.

The Riverside County Housing Authority currently oversees public housing in the City and administers the Section 8 Program. The City will continue to work with this agency to assist Moreno Valley residents.

The City has identified several programs to achieve its goals to produce and preserve affordable housing. Among its ongoing programs the City will continue to implement the Home Improvement Loan Program, the Homeowners Assistance for Minor Rehabilitation Program, and the Mobile Home Rehabilitation Grant Program, to maintain and improve the living conditions of low to moderate income households.

Also, the City continues to assist first time homeowners through Program 8.9, Homebuyer Assistance Program. However, the City's homebuyer programs have been reduced somewhat. Unfortunately, program 8.11, in the 2000-2008 housing element, a home ownership program utilizing foreclosed HUD homes was discontinued in 2003. HUD no longer made the homes available for rehabilitation and resale at reduced prices to municipalities.

The Youthbuild new construction home ownership, Program 8.12, in the 2000-2008 housing element, will not be available. Youthbuild no longer has funds for youth training and the cost to the City of providing homes under the program was prohibitive. The City will continue working with Habitat for Humanity in the rehabilitation and new construction of ownership housing for very-low-income families.

Notwithstanding the City's reduction in homeownership programs, the City and the Agency have an established record of providing financial support to affordable multifamily projects. The largest portion of the housing budget will be dedicated to affordable multi-family housing during the 2008-2014 housing element planning period. It has been the City's experience, that affordable multi-family rental housing is more cost effective and more equitable by allowing the City to provide decent housing to a greater number of families.

The City's Rental Rehabilitation Program, Program 8.8, in the 2000-2008 housing element, will no longer be available in the form it has been since 1993. The Rental Rehabilitation Program was primarily designed for owners of small rental properties. However, as the city has grown and investors have become more sophisticated, use of the program has declined. Consequently, rental rehabilitation assistance has been provided to local non-profit developers as part of acquisition and rehabilitation projects for multi-family affordable housing.

8.9.1 Rancho Dorado Apartments

Housing element Policy 8.10.1, states that the City will "facilitate the creation of affordable rental units." As part of its

response to this policy, the Agency has committed to providing financial assistance for the construction of the Rancho Dorado Apartments. Rancho Dorado will also meet element Objective 8.11, the creation of 15 units of permanent supportive housing for homeless and mentally ill adults, who have exhibited the ability to live independently.

In 2007, Palm Desert Development Company, Inc. (Palm Desert) submitted an application to the Redevelopment Agency for \$10.2 million in financial assistance for the Rancho Dorado Apartments, of which \$8.5 million consisted of Agency set aside funds. The Agency has executed a Development and Disposition Agreement with the project. Rancho Dorado, located at the southeast corner of Perris Boulevard and John F. Kennedy Drive, is a two-phase project with 151 units. The project will offer special amenities like a community center, a splash park, a swimming pool and barbeque areas and will be restricted to low and very low income residents.

A unique component of the proposed project is that 15 units are will be permanent supportive housing reserved for formerly homeless, mentally ill adults, who have demonstrated the ability to live independently.

Due to the special characteristics of the project, namely the supportive permanent housing component, Palm Desert has been awarded a \$1.5 million low interest Mental Heath Services Act (MHSA) loan from the County Mental Health Department to offset a portion of the projects costs. The chart on the following page identifies the number of units by income category. The percentages shown are based on the Riverside San Bernardino area median income as determined by the State of California

Department of Housing and Community Development, and adjusted for family size.

8.9.2 Perris Isle Senior Apartments

The Perris Isle apartment project meets element Objective 8.10 for the creation of affordable rental housing. In 2008, Global Premier Development, Inc. completed construction of the project. In October 2008 when the project reached stabilized occupancy, the Agency provided \$1.1 million in financial assistance in exchange for 148 permanently affordable one and two bedroom units. The project received \$6.9 million in conventional financing together with \$18.7 million in tax credit equity.

8.9.3 Alessandro and Day Affordable Housing

The proposed rezoning and development of affordable rental housing at Alessandro and Day, will meet housing element Objective 8.13, to propose general plan amendment for rezone to R-30 designated areas in the city.” The rezoning will meet Objective 8.10, allowing the City to advance its goal of creating a minimum of 400 affordable rental units, citywide.

Recently eleven parcels near the northeast corner of Alessandro and Day were listed for sale. The entirety of the parcels listed for sale constitutes approximately 8.75 acres. While some of the property is vacant, several of the parcels contain residential units in distressed condition. In 2007, the Redevelopment Agency Board of Directors, directed staff to make offers on the 11 parcels. The established budget for acquisition of the property was \$4.85 million. The property was acquired with the goal of creating an affordable housing community. . To this end, the property will

be included in the proposed general plan amendment to rezone the site to R-30. In addition to the acquisition of the property, the Agency will also provide financing for the extension of water lines to serve the site. Since the proposed development will house families, the Agency has set aside a portion of the site for a child care facility that will serve the housing development and the surrounding neighborhood.

As of the writing of this document (November 2009), the following is an update of the Day & Alessandro project:

1. The site has been cleared for construction.
2. Offsite work has been completed on Alessandro.
3. After a comprehensive selection process, Palm Desert Development Company has been selected as the developer.
4. A Negotiation Agreement has been executed and the Agency and Palm Desert Development are working out the terms of the Disposition and Development Agreement.
5. Family Services Association has been selected to develop and manage the child care facility.
6. Tax credit application for financing will be submitted for the next round of tax credit financing.
7. Bank financing for the project has been committed pursuant to the tax credit allocation for the project.

8.9.4 Atwood Gardens Project

Atwood Gardens is a program that will meet element Objective 8.11, the creation of 9 units of permanent supportive housing for developmentally disabled adults.

Community Homes Incorporated, a California non-profit corporation, in partnership with Inland Regional Center is proposing 16 bungalow units. The units will be arranged around a common court yard, on approximately one acre of land contributed to the project by the Redevelopment Agency. Nine of the proposed units will be reserved for developmentally disabled adults able to live independently. The balance of the units will be age restricted for low income elderly households.

Funding for the project will consist of Redevelopment Agency low and moderate income housing funds. This project is vital and ground breaking since it provides a housing community for developmentally disabled adults incorporated with affordable family units.

The Planning Commission has approved the project. Negotiations are underway between the Agency and the developer regarding the type and amount of assistance the Agency will provide to the project.

8.9.5 Provide Adequate Fire Flows for Development

The area north and east of the intersection at Day Street has long been a blighted area. The problems of Box Springs Mutual Water Company and the fire flow deficiencies due to low water pressure in the Edgemont area of the city, have constrained development. Objective 8.12 states that the City will provide adequate water infrastructure for the provision of fire flows on 8.75 acres of Agency owned land in the Box Springs service area. To this end, the city is working with EMWD to provide the infrastructure necessary for the

development of 225 units of affordable housing at Day and Alessandro and facilitate opening the Edgemont area to residential development.

Additionally, the City will complete studies to assess the extent of infrastructure inadequacy and needs, and apply for grants to upgrade the infrastructure, in order to remove a constraint to development in the area.

Table 8-39 provides a quantified summary of all the housing programs in the proposed element. Table 8-41, lists the proposed programs in the 2008-14 housing element, the implementation timeline for each program and the responsible department or division at the City, as well as the funding source for each program.

8.9.6 Casitas Del Valle

Casitas Del Valle is a new construction rental project developed by Coachella Valley Housing Coalition (CVHC). The project consists of 40 units in eight, 2-story building clustered around a common open space. There are four 1-bedroom units, fifteen, 2-bedrooms nits and four 4-bedroom units affordable to very low and income households.

In addition to providing housing for families, CVHC also provides a variety of programs to assist families. One such program is their after school tutoring and homework assistance program for children in the development.

Table 8-40 2008-2014 Quantified Objectives Housing Units by Income Category

Housing Element Projects	New Construction	Rehabilitation	Preservation	Ownership	Extremely Low Income	Very-Low-Income	Low-Income	Moderate Income	Above Moderate	Total/ Program
8.1 Home Improvement Loan Program		✓				15	15			30
8.2 Homeowners Assistance for Minor Repairs		✓						3		3
8.3 Neighborhood Beautification		✓					13	12		25
8.4 Mobile Home Grant program		✓				60				60
8.9 Targeted Neighborhood Program		✓				10	10			20
8.10 Homebuyer Assistance Program				✓				100		100
8.11 Habitat for Humanity	✓			✓		2				2
8.12 Rental Housing	✓					150	100	50		300
8.13 Development of rental units for larger families.	✓					50	50			100
8.18 Units for homeless, mentally ill.	✓				15					15
8.19 Units for developmentally and physically disabled adults.	✓				9					9
Total					24	287	188	165		664

Table 8-41 Proposed Housing Element Housing Programs

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.1	8.1	6/2008-5/2014	Administer Home Improvement Loan Program. Review applications; present applications to loan committee; execute loan documents; disburse rehabilitation funds. Complete 30 HILP rehabilitations.	Neighborhood Preservation	HOME, RDA
8.2	8.2	6/2009-5/2012	Market HAMR Program via brochures and referrals by code compliance officers as they encounter code related needs on a daily basis. Fund and disburse loan funds. Complete 3 HAMR rehabilitations.		
8.3	New program	7/2008-5/2011	Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. Assist 25 owner-occupied units.	Neighborhood Preservation	RDA

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.4	8.3	Ongoing-5/2014	Receive and approve applications for Mobile Home Grant Program. Market program via City Links newsletter. Continue to distribute program material to mobile home parks. Assist 60 rehabilitations.	Neighborhood Preservation	HOME/ RDA
8.5	8.4	Ongoing-5/2014	Provide enhanced code compliance services. Fund 5,000 hours of code enforcement in the CDBG target areas and RDA. Process 1,500 new code compliance cases per year.	Code Compliance	CDBG
8.6	8.5	Ongoing-5/2014	Conduct 5 annual neighborhood clean-ups. Provide bins for trash disposal. Provide clean up assistance to 3,500 units.	Neighborhood Preservation	CDBG/ General Fund

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.7	8.6	Ongoing 5/2014	Administer contract with fair housing agency. Assist 2,500 households citywide with fair housing related issues.	Neighborhood Preservation	CDBG
8.8	8.7	1-2013-7/2013-	Update <u>Analysis of Impediments to Fair Housing</u> . Adopt study.	Neighborhood Preservation	CDBG
8.9	New program	6/2008-5/2014	Utilize the Targeted Neighborhood Program to rehabilitate rental units. City to provide funds to establish owner's associations. June 2010. Rehabilitate 20 units.		HOME, RDA
8.10	8.9	Ongoing-5/2014	Provide funds for Homebuyer Assistance Program silent seconds. Work with approved lenders. Assist 100 buyers.	Neighborhood Preservation	HOME, RDA; NSP

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.11	8.10	6/2008-5/2014	Assist very low-income homebuyers via partnership with Habitat for Humanity. Construct 2 houses.	Neighborhood Preservation	RDA /HOME
8.12	8.13	6/2008-5/2014	Agency loans/gap financing of \$4.85 million for the creation of affordable rental units at Day & Alessandro to provide 225 units. Construct 300 affordable rental units.	Neighborhood Preservation	HOME, RDA
8.13	8.14	6/2008-5/2014	Agency loans/gap financing or land acquisition for development of affordable units for larger families. Day & Alessandro project - 50 units, Rancho Dorado - 50 units. Develop 100 units.		

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.14	New program	6/2008-5/2014	Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy. Deferment for 400 units.	Planning	General Fund
8.15	New program	6/2008-5/2014	Maintain Development Impact Fees (DIF) at a lower level for affordable units. Assist 400 units.	Planning	WRCOG
8.16	8.16	Ongoing-5/2014	Continue to implement permit streamlining. Ongoing.	Planning	General Fund
8.17	New Program	6/2008-5/2014	Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units.	Planning	General Fund
8.18	New program	6/2008-5/2014	Provide Agency and HOME funds for rental units affordable to former homeless mentally ill adults. Assist in development of 15 units.	Neighborhood Preservation	HOME, RDA

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.19	New program	6/2008-5/2014	Agency loans/gap financing or land acquisition to assist in development of rental units for developmentally and physically disabled adults and seniors. Assist in the development of 9 units.	Neighborhood Preservation	RDA
8.20	New Program	6/2008-5/2014	Complete studies to assess extent of water infrastructure inadequacy and needs in BSMWC. December 2008.	Neighborhood Preservation	RDA
8.21	New Program	6/2008-5/2013	Work with Eastern Municipal Water District (EMWD) to run water lines for provision of fire flows to Agency owned land for 225 unit project. 1/2011-8/2011.	Neighborhood Preservation	RDA
8.22	New program	6/2008-5/2014	Apply for grant funds to upgrade water infrastructure.	Neighborhood Preservation	HOME RDA;

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.23	8.22	6/2008-7/2010	Establish R-30 zone (see tables 8-23 and 8-24). The R-30 zone will have a 24 unit per acre minimum density.	Planning	General Fund
8.24	New Program	6/2008-7/2012	Process General Plan Amendment to apply R30 to designated or alternate sites of equivalent size (see tables 8-23 and 8-24).	Planning	General Fund
8.25	New Program	6/2008-6/2010	Amend Title 9 of the Development Code. Establish SRO zones in multi-family and specified commercial zones. 10/2013	Planning	General Fund
8.26	New Program	6/2008-5/2010	Amend Specific Plan 208 to add homeless shelters as a permitted use, adopt development standards. 10/2013	Planning	General Fund
8.27	New Program	6/2008-5/2011	Amend Title 9 of the Development Code to adopt reasonable accommodation procedures. 10/2013	Planning	General Fund

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.28	New Program	Ongoing	Continue to allow transitional and supportive housing in all residential zones. Ongoing	Planning	General Fund
8.29	New Program	6/2008-5/2012	Amend Title 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones. 10/2013	Planning	General Fund
8.30	New program	6/2008-5/2014	Adopt ordinance requiring all new and replacement roofing utilize radiant barrier plywood. Adoption by 2010.	Building Division	General Fund
8.31	New program	6/2008-5/2014	Implement residential Solar Initiative Program to MV Utility customers. Ongoing.	MV Utility	MV Utility
8.32	New program	6/2008-5/2014	Distribute at reduced cost compact fluorescent light bulbs. Initiate program 7/2010.	MV Utility	MV Utility
8.33	New program	1/2010-5/2014	Adopt ordinance requiring all new housing have whole house fans installed at time of construction. 1/2010.	MV Utility	MV Utility

Table 8-41 Proposed Housing Element Housing Programs (Cont'd)

Program	Corresponding Program 2000 Element	Implementation Timeline	City's Role In Implementation	Responsible Department/ Division	Funding Source
8.34	New program	6/2008-5/2014	Market energy efficiency program for residents of MV Utility area. Assist 50 households.	MV Utility	MV Utility
8.35	New program	7/2010-6/2011	Consolidate incentives currently provided into a lot consolidation incentive document that will be available to developers by March 2011.	Planning	General Fund

Overview

populations and persons with disabilities.

8.1 Housing Element Goals

The goals of the Housing Element are to:

- G.8.1** Improve and maintain decent, sanitary and affordable housing.
- G.8.2** Improve and maintain decent, sanitary and affordable housing for very-low income households and seniors.
- G.8.3** Reduce substandard housing and health and safety violations in the city and especially in target neighborhoods.
- G.8.4** Assist in the revitalization of older neighborhoods.
- G.8.5** Facilitate the creation of housing for special needs populations.
- G.8.6** Assist very low, low and moderate-income first time buyers to purchase homes.
- G.8.7** Add to the number of affordable rental units for very low and low-income households.
- G.8.8** Create affordable housing units for senior households.
- G.8.9** Upgrade inadequate infrastructure to facilitate the development of housing.
- G.8.10** Facilitate the development of housing for special needs

- G.8.11** Increase energy conservation measures and provide incentives for conservation.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.1

Rehabilitate a minimum of 30 single- family homes under the Home Improvement Loan Program (HILP).

Objective 8.2

Rehabilitate a minimum of 3 single-family homes under the Homeowner Assistance for Minor Rehabilitation, loan program (HAMR).

Objective 8.3

Provide rehabilitation grant funds to neighborhoods through the Neighborhood Beautification Program to improve 25 houses.

Policies:

8.1.1 Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods, thereby contributing to their preservation and revitalization.

Programs:

8.1 Utilize the Home Improvement Loan Program (HILP) that provides a 3% loan for up to \$45,000 deferred for

20 years. Available citywide for very low to lower income homeowners.

8.2 Utilize the Homeowner Assistance for Minor Rehabilitation (HAMR) loan program that provides a ten year loan of 3% to 5%, up to \$7,500.

8.3 Utilize the Neighborhood Beautification Program to rehabilitate the exterior facades, yards, fencing, and where necessary improve handicap accessibility for owner-occupied homes, in targeted neighborhoods.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.4

Rehabilitate a minimum of 60 mobile homes, for very low-income homeowners, in mobile home parks citywide, under the Mobile Home Grant Program.

Policies:

8.4.1 Correct substandard conditions in mobile homes.

8.4.2 Streamline review and approval process/regulations to facilitate approval of more households.

Programs:

8.4 Utilize the Mobile Home Grant Program to provide grants up to \$10,000 for very low-income owner-occupants of mobile homes.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.5

Process 1,500 new code compliance cases per year. Emphasis will be on target neighborhoods.

Policies:

8.5.1 Enforce correction by property owners of identified housing and code violations in rental properties.

Programs:

8.5 Provide enhanced code compliance services. Provide referrals to City housing rehabilitation programs.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.6

Conduct 5 neighborhood clean-ups annually; provide related services to Community Development Block Grant (CDBG) areas in conjunction with other projects, and assist in clean up of 3,500 housing units.

Policies:

8.6.1 Provide neighborhood improvement programs to CDBG target areas.

Programs:

8.6 Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean up activities.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.7

Assist 2,500 households with fair housing referrals, sponsor educational seminars and information on fair housing. Complete study of Impediments to Fair Housing.

Policies:

8.7.1 Provide fair housing and landlord/tenant education services to very low to moderate-income households.

Programs:

8.7 Contract with a fair housing agency to mediate between landlords and tenants and educate them on their rights and responsibilities.

8.8 Update the City's Analysis of Impediments to Fair Housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.8

In partnership with a non-profit housing developer, rehabilitate 20 multi-family units, citywide, through utilization of the Targeted Neighborhood Program.

Policies:

8.8.1 To eliminate substandard housing conditions in existing rental housing while increasing the supply of long term affordable units.

Programs:

8.9 Provide acquisition and rehabilitation loans to non-profit housing developers through the City's Targeted Neighborhood Program. Assist in the formation of property owner's associations.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.9

Assist 100 first time homebuyers with down payment and closing cost assistance. Assist with CHDO with development of 2 houses for very low income first time homebuyers.

Policies:

8.9.1 Provide assistance to facilitate homeownership for very low to moderate-income households

Programs:

8.10 Through the Homebuyer Assistance Program, provide 30-year deferred silent second loans, with no interest, up to 20% of the purchase price (not to exceed 95% of the HUD maximum allowable sales price of resale homes.

8.11 Work with local CHDO to construct and/or rehabilitate houses for very low-income households.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.10

Create 400 affordable rental units, citywide.

Policies:

8.10.1 Facilitate the creation of affordable rental units, by providing Agency assistance in various forms including land acquisition, and gap financing.

Programs:

- 8.12** Provide Agency financial assistance for the development of affordable rental units.
- 8.13** Provide financial assistance for the development of affordable rental units for larger families.
- 8.14** Defer payment of Development Impact Fee for all affordable housing, until issuance of Certificate of Occupancy.
- 8.15** Maintain Development Impact Fees (DIF) at a lower level for affordable housing.
- 8.16** Continue to implement permit streamlining.
- 8.17** Waive Traffic Uniform Mitigation Program Fee (TUMPF) for affordable housing.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.11

Construct 15 units of affordable, permanent supportive housing homeless mentally ill adults; and 9 units of supportive housing developmentally disabled adults for a total of 24 units of permanent house for special needs populations.

Policies:

8.11.1 Provide assistance for the creation of supportive housing.

Programs:

- 8.18** Work with housing developers and service providers to include 15 units of supportive housing in the Rancho Dorado Apartments, for homeless mentally ill adults.
- 8.19** Work with housing developer and service providers to include 9 units of supportive housing in the Bungalow Project, for developmentally disabled adults.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.12

Upgrade water infrastructure on 8.75 acres of Agency owned land in Edgemont to allow development of 255 units of housing for low and very low-income households.

Policies:

8.12.1 Facilitate project development via the provision of adequate water infrastructure.

Programs:

- 8.20** Complete studies to assess the extent of water infrastructure inadequacy and needs.
- 8.21** Work with Eastern Municipal Water District to run water lines for adequate fire flows to Agency owned land for development of 225 units.

Programs (Cont'd)

8.22 Apply for the funds to upgrade water infrastructure in the Edgemont area of the city.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.13

Propose general plan amendment to R-30 for sites at Alessandro (calculation 5) and Alessandro/hospital (calculation 3) and Perris/Iris (calculation 4) per attachment 1.

Policies:

8.13.1 Designate land appropriately zoned for the development of higher density housing.

Programs:

8.23 Establish an R-30 zone.

8.24 Process General Plan Amendment to apply R-30 zoning to designated sites or alternate sites of equivalent acreage.

HOUSING ELEMENT OBJECTIVES, POLICIES AND PROGRAMS

Objective 8.14

Facilitate the development of housing for special needs populations and persons with disabilities.

Policies:

8.14.1 As appropriate and necessary, identify zoning for special needs housing.

Programs:

8.25 By June 2010 amend Title 9 of the Development Code to establish zones for SRO housing.

8.26 By May 2010 amend Specific Plan 208 to add homeless shelters as a permitted use and adopt development standards for the use.

8.27 By May 2011 amend Title 9 of the Development Code to adopt written reasonable accommodation procedures.

8.28 Continue to allow transitional and supportive housing in all residential zones. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

Objective 8.15

Require that all new homes built beginning 2009 use energy efficient/green materials.

Policies:

8.15.1 Conserve energy and reduce our carbon footprint to safeguard and enhance the future of our city.

Programs:

8.29 Amend Title 9 of the Development Code to permit, by right, farm worker housing in all multi-family zones.

- 8.30** By January 2010 adopt ordinance requiring all new housing and roof replacements for existing units, use radiant barrier plywood for all roofs.
- 8.31** Implement and market the City of Moreno Valley Utility's Solar Initiative Program for residential housing.
- 8.32** By July 2010, begin distribution, at a reduced cost to consumers in MV utility service area, compact fluorescent light bulbs. Develop environmentally safe CFL disposal program.
- 8.33** By January 2010 adopt ordinance requiring that all new housing have whole house fans installed at time of construction.
- 8.34** Market community energy efficiency program to MV Utility customers to reduce energy consumption.
- 8.35** Consolidate incentives currently provided into a lot consolidation incentive document available to developers.

APPENDIX**Review and Revision
City of Moreno Valley Housing
Element****Summary**

In 2005, the Department of Housing and Community Development (HCD) determined that the City of Moreno Valley's approved housing element complied with state housing element law. The element period was established as 2000-2008. In 2006, HCD approved an update of the Element which was adopted by the City Council.

Effectiveness of the Housing Element

The stated goal of the City of Moreno Valley's housing element is: "To expand the long-term housing opportunities for all residents of the City by developing new housing in accordance with density, building and environmental standards that is affordable to various income levels." In 2000, with the economy improving, residential construction began to recover from the difficulties created by the March Air Force Base realignment and the economic downturn of the prior planning period. Table 8-39 illustrates the increase in residential building activity throughout the period.

As residential construction activity rapidly increased, other economic conditions began to change. The mortgage interest rate began to fall. According to Freddie-Mac in 2000 the average interest rate on a newly originated 30-Year fixed-rate mortgages was 8.05%. This rate fell steadily with the average hitting a low of 5.83% during 2004. Rates in 2007 had reached 6.34%, still considerably lower than the beginning of the period. Had the real estate prices remained constant, housing in Moreno Valley would have become more

affordable. However, as the mortgage interest rates fell, demand for housing began to increase which, in turn, caused housing prices to skyrocket. Prices are shown on Table 8.36. The increase in housing prices threatened to push buyers from the market. To compensate for the rapid appreciation in sales price, mortgage companies began to relax the standards used for loan qualification. As a result many unqualified buyers made purchases and refinanced existing homes.

These changes in the local real estate market had an adverse effect on the programs established by the City to meet the housing goals as outlined in the Housing Element. First, the rapid appreciation in the sales price of single-family homes made the Homebuyer's Assistance Program ineffective. In 2000 the program had a maximum loan limit of \$20,000. As prices increased this limit was unrealistic. The amount of the down payment required in a transaction increased proportionately to the sales price of the home. In an effort to compensate, the limit was allowed to increase based upon 20% of the purchase price. The maximum purchase price was fixed at 95% of the HUD maximum sales price. This increase was instituted in 2004. However, relaxed lending criteria allowed many first-time homebuyers to qualify without assistance from the City or the Agency.

As a result of the rapid sales price appreciation, ownership programs designed to assist low income families required larger subsidies from the City or the Agency. In particular, the Youthbuild homes required larger than anticipated assistance amounts from the City and the Agency. Habitat for Humanity Homes, by contrast, because they rely on donations and voluntary labor can be produced at lower prices. These homes can be produced at much lower costs and, therefore, should be the focus of future single-family home ownership programs.

Consumer home improvement programs were also affected by economic conditions. As construction costs escalated, the maximum loan amount for the Home Improvement Loan Program was increased from \$15,000 to \$40,000 and the maximum Mobile Home Grant was increased from \$7,500 to \$10,000. The Homeowner Assistance for Minor Rehabilitation Loan was not increased. These loans include an interest rate and repayment schedule, which made them less attractive to low income homeowners. Additionally, low rates of interest and relaxed lending standards made conventional lending available to homeowners at a wider range of income levels.

Multi-family projects benefited from lower interest rates. Both new construction and rehabilitated units benefited from lower financing costs. The City and the Agency were able to assist projects for the construction of additional housing units for families at low and very low income levels. While the increased expense associated with the legal requirement of Prevailing Wage projects and the overall increase in construction costs have increased the amount of the necessary financial subsidy from the City and the Agency, multi-family new construction seems the most cost – affective method to provide units to families in the lowest income categories

Appropriateness of the Housing Element Goals and Policies

Given the economic realities, the City's housing programs adapted and focused on goals that would allow the City to move toward the fulfillment of its housing element commitments. It is in the spirit of these pragmatic goals that the various policies/programs of the housing element

have been put into practice. These goals are to:

- Preserve and revitalize the City's existing older housing stock, while maintaining and increasing its affordability to low and moderate income households and
- Encourage the development of new housing affordable to a range of income levels in Moreno Valley.
- Provide housing for special needs populations in the City.

Table 8-39 lists the quantifiable results and accomplishments of the 2000 adopted housing element.

2000-2008 Accomplishments

Program 8.7 Provide rehabilitation loans through the City's rental Rehabilitation Program. This program has been discontinued. As the real estate market changed, and small owner/investors were no longer the predominant owners of multi-family developments, larger developers, especially non-profit housing developers required a different rehabilitation program. Consequently, the scope of the rehabilitation loans and longer affordability covenants made the Rental Rehabilitation Program obsolete. The goal of eliminating substandard housing conditions for low income renters.

Program 8.17 Revise standards for mobile home subdivisions. The City has not received inquiries regarding potential mobile subdivisions, thus the standards were not revised.

Program 8.19 Review second unit

regulations to determine if expansion is merited to additional districts. Current standards allow for a second unit in districts where lots are 40,000 square feet and larger. Based on interest in second units and the ease of approval via administrative review, it does not appear that expansion is merited.

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments

Policy	Policy Description	Program	Program Description	Accomplishments							
				New Constructi	Rehab.	Very Low Income	Low Income	Moderate	Planning	Code	Fair Housing
8.1.1	Rehabilitate single-family homes to correct substandard conditions, improve handicap accessibility, and improve the aesthetics of older neighborhoods	8.1	Utilize HOME Improvement Loan Program (HILP) to provide 3% deferred loans for up to \$45,000. Available city-wide to low income, owner occupants. Objective: 15 houses.	15							
		8.2	Utilize Homeowner Assistance for Minor Rehabilitation (HAMR) loan program to provide 3% to 5% loans for up to \$7,500. Objective: 15 houses.	6							
		New	Hildegarde Beautification. Grants to owner occupants for exterior improvements. Objective: 28 houses.				25				
8.3.1	Correct substandard conditions in mobile home parks.	8.3	Utilize the Mobile Home Grant Program that provides grants up to \$10,000 for owner-occupants of mobile homes. Objective: 90 mobiles	73							
8.4.1	Enforce correction by property owners of identified housing and code violations in rental properties.	8.4	Provide enhanced code compliance services and referrals to City housing programs. Objective: 25 units.	95						95	

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments								
				New Constructi	Rehab.	Ownership				Planning	Code	Fair Housing
						Very Low Income	Low Income	Moderate				
8.5.1	Provide neighborhood improvement programs to CDBG target areas.	8.5	Utilize the City Neighborhood Clean-up Program to provide volunteers and equipment to neighborhoods for clean up activities. Objective: 360 units.	63		2,264	2,203					
8.6.1	Provide fair housing and landlord/tenant education services to very low to moderate-income households.	8.6	Contract with a fair housing agency for landlord/tenant mediation and education. Objective: 300 households.			4,279	1,586				6,508	
8.7.1	To eliminate substandard housing conditions for low income renters.	8.7	Update the City's Analysis of Impediments to Fair Housing.								✓	
		8.8	Provide rehabilitation loans through the City's Rental Rehabilitation Program. Objective: 50 units.									
.8.1	Facilitate homeownership for very low to moderate income households.	8.9	Via Homebuyer Assistance Program, provide 30-year deferred silent second loans, up to 20% of the purchase price. Objective: 20 houses.				20					
		8.10	Work with local CHDO to construct or rehabilitate houses for very low income households. Objective: 4 houses.									

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments								
				New Constructio	Rehab.	Very Low Income	Low Income	Moderate	Planning	Code	Fair Housing	
8.8.1	Facilitate homeownership for very low to moderate income households.	8.11	Purchase HUD homes for resale to first time homebuyers. Objective: 90 houses.			9	30	62				
8.9.1	Facilitate the creation of affordable rental units.	8.12	Administer new construction homeowner program and youth job training. Objective: 1 house.				2					
		8.13	Provide loans to housing developers to write-down the costs of affordable units.				288					
		8.14	Provide financial assistance for the development of affordable rental units for larger families. Objective: 500 rental units.				111	43				
		8.15	Revise General Plan. Objective 5/08.							✓		
		8.16	Continue to implement permit streamlining.									
8.17	Revise standards for mobile home subdivisions.											Not undertaken.

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments					Planning	Code	Fair Housing
				New Constructi	Rehab.	Very Low Income	Low Income	Moderate			
8.9.1	Facilitate the creation of affordable rental units.	8.18	Review parking standards for multi-family units to determine if reductions are appropriate. Objective: 5/08.						✓		
		8.19	Review second unit regulations to determine if expansion is merited to additional districts.						✓		
		8.20	Continue to pay the development fees for projects on a case-by-case basis that have received State of Federal funds.			69					
		8.21	Utilize RDA funds, where appropriate and necessary. To facilitate infrastructure for affordable housing projects.								
		8.22	Propose general plan changes for rezoning areas in the city to housing uses or mixed uses that include housing. Objective: 5/08							2/08	
	Total				252	1,120	6,660	3,896	0	95	6508

NOTES

¹ Colgan, City of Moreno Valley-2007 Impact Fee Study, 2-7.

² Planning Roundtable, Myths About Affordable Housing.

³ Health and Safety Code Section 50052.5(b)(2). A very low income household is a household whose annual income does not exceed 50% of the median income for the area, as determine by HUD, adjusted for family size. In Moreno Valley, a very low income household of four had an annual income of \$29,600 in 2007; A low income household is a household whose annual income does not exceed 80% of the median income for the area, as determined by HUD, adjusted for family size. Such a household of four, in Moreno Valley would have had an annual income of \$47,350 in 2007; A moderate income household is one whose income does not exceed 120% of area median income, adjusted for family size; A four person, moderate income, Moreno Valley household would have had an annual income of \$71,000 in 2007; A household whose income exceeds 120% of area median income, adjusted for family size is considered to be above moderate.

⁴ Husing, John. Moreno Valley Demographic, Economic & Quality of Life Report 2007. A report prepared for the City of Moreno Valley, page 4.

⁵ Husing, page 9.

⁶ U.S.Census Bureau. Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 4, Moreno Valley City, California. <http://facfinder.census.gov/servlet/QTTTable?_bm=y&-geo_id=16000US0649270&-qr_name=DEC_...

⁷ U.S. Census Bureau, Profile of General Demographic Characteristics: 2005.

⁸ Husing, page 9.

⁹ Husing, page 9.

¹⁰ Husing, page 9.

¹¹ Husing, page 9.

NOTES

¹² Husing, page 9.

¹³ Husing, page 26.

¹⁴ Husing, page 25.

¹⁵ Husing, page 24.

¹⁶ Husing, page 27.

¹⁷ Husing, page 27.

¹⁸ Husing, page 28.

¹⁹ Husing, page 26.

²⁰ Husing, page 26.

²¹ Husing, page 29.

²² Husing, page 29.

²³ Husing, page 25.

²⁴ Husing, page 31.

²⁵ Husing, page 31.

²⁶ Husing, page 25.

²⁷ U.S. Census Bureau. Current Population Survey (CPS) – Definitions and Explanations

<<http://www.census.gov/population/www/cps/cpsdef.htm>>

²⁸ U.S. Census Bureau, Census 2000 Summary File 1, Matrices, P1, P3-4, P8-9, P12-13, P17-19, P20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

²⁹ U.S. Census Bureau, 2005 American Community Survey.

http://factfinder.census.gov/serlet/ADPTable?_bm=y&-qr_name=ACS_2005_EST_GO00_DP1&ge...

³⁰ U.S. Census Bureau, 2005 American Community Survey.

³¹ Husing, John. Moreno Valley Demographic, Economic & Quality of Life Report 2007. A report prepared for the City of Moreno Valley, page 10.

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³² Husing, page 10.

³³ U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3-P4, P8-P9, P12-13, P17-20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁴ U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3-P4, P8-P9, P12-13, P17-20, P23, P27-28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11 and H12.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁵ U.S. Census, PLo4-171 (march 2001 and DP-1 (may 2001)

³⁶ U.S. Census Bureau, Census 2000, Demographic Statistics Moreno Valley, California

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

³⁷ U.S. Census Bureau, Housing and household Economic Statistics Division.

<http://www.census.gov/hhes/www/poverty/threshld/thresh07.html>

³⁸ U.S. Census Bureau, Census 200 Summary File 3, Matrices P30, P32, P33, P43, P46, P49-53, P58, P62-65, P67, P71-74, P76-77, P82, P87, P90, PCT47, PCT52, and PCT53.

³⁹ U.S. Census Bureau, Census 200 Summary File 3.

⁴⁰ U.S. Census Bureau, Census 200 Summary File 3.

⁴¹ U.S. Census Bureau, Census 200 Summary File 3.

⁴² U.S. Census Bureau, Census 200 Summary File 3.

⁴³ U.S. Census Bureau, Census 200 Summary File 3.

⁴³ U.S. Census Bureau, Census 200 Summary File 3.

⁴⁴ U.S. Department of Housing and Urban Development, SOCDS CHAS Data: Housing Problems Output for All Households. <http://socds.huduser.org/scripts/odbic.exe.chas/reports.htm>

⁴⁵ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

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⁴⁷ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

⁴⁸ U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

⁴⁹ Health and Safety Code Section 50052.5(b)(1).

⁵⁰ Department of Housing and Urban Development, SOCD CHAS Data: Housing Problems Output for all Households, Cost Burdened >30%
<http://socds.huduser.org/scripts/odbc.exe/chas/reports.htm>

⁵¹ State of California, Department of Finance, E-8 Historical Population and Housing Estimates for Cities, Counties and the State, 1990-200. Sacramento, California, August 2007. Note: Paso Del Lago mobile home park was subdivided and converted to an ownership park, at which point the county assessor's office considers the units single family residences.

⁵² Husing, page 12.

⁵³ Husing, page 22.

⁵⁴ Husing, page 22.

⁵⁵ Based on the 2006 American Community Survey, The estimate of total housing units in Moreno Valley was 49,971.

⁵⁶ U.S. Census Bureau, Census 2000 Total housing units in Moreno Valley: 41,431.

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

⁵⁷ SOCDS CHAS Data: Affordability Mismatch Output for All Households
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⁵⁸ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁵⁹ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶⁰ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶¹ SOCDS CHAS Data: Affordability Mismatch Output for All Households

⁶² Husing, pg.23.

⁶³ Husing, pg.23.

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⁶⁴ City of Moreno Valley, Community Development Department, Building and Safety Division,

Building Permits 1991-2007

⁶⁵ Building Permits 1991-2007.

⁶⁶ Building Permits 1991-2007.

⁶⁷ Building Permits 1991-2007.

⁶⁸ Building Permits 1991-2007.

⁶⁹ Husing, page 22.

⁷⁰ Husing page 18.

⁷¹ Husing, page12.

⁷² Husing, page 12.

⁷³ Husing, page 12.

⁷⁴ Husing, page 12.

⁷⁵ Official State Income Limits for 2007 Riverside and San Bernardino Counties. HCD Memo Dated 4/18/07. www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html

⁷⁶ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006.

⁷⁷ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁷⁸ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006, Household Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁷⁹ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

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⁸⁰ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸¹ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸² SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸³ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸⁴ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

⁸⁵ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overcrowding Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁸⁶ SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overcrowding Households Distribution by 5-Income Categories (<30%, 30%-50%, 50%-80%, 80%, 80%-95%, >95%) and 2 Ownership (Renter and Owner).

⁸⁷ In the 2000 Census, it was reported that the total number of households in Moreno Valley was 39,225.

⁸⁸ U.S. Census Bureau, Census 2000 Summary File 1.

⁸⁹ U.S. Census Bureau, Census 2000 Summary File 1.

⁹⁰ U.S. Census Bureau, Census 1990. <http://factfinder.census.gov/serlet/GCTTable?>

⁹¹ U.S. Census Bureau, 2006 American Community Survey.

⁹² U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18-19, P21-22, P24, P36-37, P39, P42, PCT8, PCT16, PCT17 and PCT19.

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⁹³ Minnkler, Merdith and Chehimi, Sana, A Profile of California Grandparents Raising Grandchildren. Center for the Advanced Study of Aging Services . University of California Berkeley, 2003, page 3.

⁹⁴ Minnkler, Merdith and Chehimi, Sana, page 3.

⁹⁵ Minnkler, Merdith and Chehimi, Sana, page 12

⁹⁶ U.S. Census Bureau, Census 200 Summary File and Summary File 3.

[Http://factfinder.census.gov/servlet/SAFFFacts?](http://factfinder.census.gov/servlet/SAFFFacts?)

⁹⁷ <<http://www.cclld.ca.gov/docs/cclld>>

⁹⁸ <<http://www.cclld.ca.gov/docs/cclld>>

⁹⁹ U.S. Census Bureau, Summary File 4.

¹⁰⁰ U.S. Bureau of the Census, Current Population Reports, Series P-60, Nos. 124,140,145, 149, 154, 157, 161, 166, 168, 174, 180, 185 and 207.

¹⁰¹ Agricultural Commissioner's Office, Riverside County 2007 Agricultural Production Report, page 9.

¹⁰² U.S. Census Bureau, 2006 American Community Survey, Selected Economic Characteristics, Moreno Valley city, California.

¹⁰³ Husing, page 26.

¹⁰⁴ United States Department of Agriculture, National Agricultural Statistics Service, 2002 Census of Agriculture, Appendix A A-17. www.nass.usda.gov/census/census02/volume1/ca/index2.htm

¹⁰⁵ John Conant. California State Department of Housing and Community Development. Telephone interview. August 15, 2000.

¹⁰⁶ "County of Riverside 2004/2005 Homeless Assessment", a report prepared by the Institute for Urban Research and Development for The County of Riverside Department of Public Social Services & the Housing and Homeless Coalition for Riverside County. February, 2004 and January 2005.

¹⁰⁷ "County of Riverside 2004/2005 Homeless Assessment", page 2.

¹⁰⁸ BSMWD is the abbreviation for Box Spring Mutual Water District.

¹⁰⁹ State of California, Health and Safety Code, Section 50093. A moderate income household is a household whose income does not exceed 120 percent of area median income, adjusted for family size by the department in accordance with adjustment factors adopted and amended from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937.

¹¹⁰ State of California, http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx.

¹¹¹ Development Impact Fees, Section 12, page 79.

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Vacant Land Inventory - Attachment 3

Based on 6-2007 data
Report Print Date: 7.20.2010

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	291120014	R10	Multi-family	26.13	261	Vacant	RDA
	291100047	R15	Multi-family	18.88	283	Vacant	RDA
	479050001	R15	Multi-family	1.67	25	Vacant	RDA
	479050003	R15	Multi-family	0.89	13	Vacant	RDA
	479050004	R15	Multi-family	0.89	13	Vacant	RDA
	488090028	R15	Multi-family	0.50	8	Vacant	RDA
	488090061	R15	Multi-family	1.37	21	Vacant	RDA
	488091025	R15	Multi-family	2.87	43	Vacant	RDA
	488091031	R15	Multi-family	0.86	13	Vacant	RDA
	481130022	VR	Multi-family	0.42	6	Vacant	SP,RDA
	481130023	VR	Multi-family	0.50	8	Vacant	SP,RDA
	481150024	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481150026	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481150027	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481150030	VR	Multi-family	0.36	5	Vacant	SP,RDA
	481150035	VR	Multi-family	0.09	1	Vacant	SP,RDA
	481171007	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481171008	VR	Multi-family	0.81	12	Vacant	SP,FLOOD,RDA
	481171011	VR	Multi-family	0.34	5	Vacant	SP,RDA
	481171012	VR	Multi-family	0.81	12	Vacant	SP,FLOOD,RDA
	481171013	VR	Multi-family	0.01	1	Vacant	SP,FLOOD,RDA
	481171031	VR	Multi-family	0.04	1	Vacant	SP,RDA
	481171032	VR	Multi-family	0.27	4	Vacant	SP,FLOOD,RDA
	481171039	VR	Multi-family	0.77	12	Vacant	SP,RDA
	481200013	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481200033	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481200044	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481210025	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481223017	VR	Multi-family	0.36	5	Vacant	SP,FLOOD,RDA
	481230020	VR	Multi-family	0.61	9	Vacant	SP,RDA
	481230040	VR	Multi-family	0.21	3	Vacant	SP,RDA
	481230041	VR	Multi-family	0.21	3	Vacant	SP,RDA
	481230042	VR	Multi-family	0.22	3	Vacant	SP,FLOOD,RDA
	481230047	VR	Multi-family	0.18	3	Vacant	SP,RDA
	481230048	VR	Multi-family	0.17	3	Vacant	SP,RDA
	481230049	VR	Multi-family	0.17	3	Vacant	SP,RDA
	481230050	VR	Multi-family	0.17	3	Vacant	SP,RDA
	481240001	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481240035	VR	Multi-family	0.58	9	Vacant	SP,RDA
	481240036	VR	Multi-family	0.17	3	Vacant	SP,RDA
	481240042	VR	Multi-family	0.26	4	Vacant	SP,RDA
	481250002	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481250003	VR	Multi-family	0.91	14	Vacant	SP,RDA
	481250026	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481250041	VR	Multi-family	0.06	1	Vacant	SP,RDA
	481250043	VR	Multi-family	0.02	1	Vacant	SP,RDA
	481260040	VR	Multi-family	0.01	1	Vacant	SP,RDA
	481270008	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481270015	VR	Multi-family	0.23	4	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	481270027	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481270046	VR	Multi-family	0.31	5	Vacant	SP,RDA
	481270055	VR	Multi-family	0.60	9	Vacant	SP,RDA
	481270058	VR	Multi-family	1.40	21	Vacant	SP,RDA
	482020014	VR	Multi-family	0.59	9	Vacant	SP,RDA
	482020019	VR	Multi-family	0.52	8	Vacant	SP,RDA
	482020043	VR	Multi-family	0.01	1	Vacant	SP,RDA
	482020044	VR	Multi-family	0.23	4	Vacant	SP,RDA
	482020056	VR	Multi-family	0.77	12	Vacant	SP,RDA
	482020058	VR	Multi-family	0.80	12	Vacant	SP,RDA
	482030039	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482030041	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482040008	VR	Multi-family	0.03	1	Vacant	SP,FLOOD,RDA
	482050005	VR	Multi-family	0.91	14	Vacant	SP,RDA
	482050025	VR	Multi-family	0.91	14	Vacant	SP,RDA
	482060027	VR	Multi-family	0.23	4	Vacant	SP,RDA
	482080011	VR	Multi-family	0.85	13	Vacant	SP,RDA
	482080014	VR	Multi-family	0.61	9	Vacant	SP,RDA
	482080024	VR	Multi-family	0.27	4	Vacant	SP,RDA
	482080027	VR	Multi-family	0.26	4	Vacant	SP,RDA
	482080032	VR	Multi-family	0.31	5	Vacant	SP,FLOOD,RDA
	482080039	VR	Multi-family	0.11	2	Vacant	SP,FLOOD,RDA
	482080044	VR	Multi-family	0.02	1	Vacant	SP,RDA
	482080051	VR	Multi-family	0.10	2	Vacant	SP,FLOOD,RDA
	482080059	VR	Multi-family	0.17	3	Vacant	SP,RDA
	482080060	VR	Multi-family	0.17	3	Vacant	SP,RDA
	482080061	VR	Multi-family	0.21	3	Vacant	SP,FLOOD,RDA
	482090019	VR	Multi-family	0.05	1	Vacant	SP,RDA
	482090026	VR	Multi-family	0.15	2	Vacant	SP,RDA
	482090027	VR	Multi-family	0.45	7	Vacant	SP,RDA
	481120020	VOR	Office	0.61	9	Vacant	SP,RDA
	481120021	VOR	Office	0.30	4	Vacant	SP,RDA
	481130024	VOR	Office	0.45	7	Vacant	SP,RDA
	481130025	VOR	Office	0.45	7	Vacant	SP,RDA
	481140021	VOR	Office	0.91	14	Vacant	SP,RDA
	481140024	VOR	Office	0.91	14	Vacant	SP,RDA
	481140025	VOR	Office	0.91	14	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	2	Vacant	SP,RDA
	481270040	VOR	Office	0.21	3	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	14	Vacant	SP,RDA
	292202044	R5	Suburban Residential	0.17	1	Vacant	
292202045	R5	Suburban Residential	0.17	1	Vacant		

Parcels per Density Designation: 95

Acres per Density Designation: 88

Units per Density Designation: 1,207

Units per Density Designation 80%: 966

MODERATE	308040050	H	Multi-family	19.12	382	Vacant	SP
	478110002	H	Multi-family	2.27	45	Vacant	SP
	478110003	H	Multi-family	0.36	7	Vacant	SP
	478110004	H	Multi-family	1.35	27	Vacant	SP
	478110005	H	Multi-family	0.18	4	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
MODERATE	478110006	H	Multi-family	1.83	37	Vacant	SP
	478110007	H	Multi-family	2.19	44	Vacant	SP
	486560003	H	Multi-family	1.13	23	Vacant	SP
	486560006	H	Multi-family	0.62	12	Vacant	SP
	486560008	H	Multi-family	0.02	1	Vacant	SP
	486560009	H	Multi-family	0.28	6	Vacant	SP
	486560013	H	Multi-family	1.11	22	Vacant	SP
	486560015	H	Multi-family	1.21	24	Vacant	SP
	486561004	H	Multi-family	0.20	4	Vacant	SP
	486561014	H	Multi-family	0.45	9	Vacant	SP
	486561030	H	Multi-family	0.60	12	Vacant	SP
	486561040	H	Multi-family	0.36	7	Vacant	SP
	486561044	H	Multi-family	0.14	3	Vacant	SP
	423250009	HD	Multi-family	47.94	959	Vacant	SP
	478090007	M	Multi-family	8.98	108	Vacant	SP
	478090029	M	Multi-family	1.81	22	Vacant	SP
	478100034	M	Multi-family	7.88	95	Vacant	SP,FLOOD
	423250002	MD	Multi-family	15.04	209	Vacant	SP
	423310001	MD	Multi-family	42.88	596	Vacant	SP FAULT
	478220006	MD	Multi-family	9.39	131	Vacant	SP
	478220007	MD	Multi-family	8.98	125	Vacant	SP
	478230009	MD	Multi-family	9.39	131	Vacant	SP
	478230010	MD	Multi-family	8.98	125	Vacant	SP
	308610003	MH	Multi-family	1.03	18	Vacant	SP
	308610005	MH	Multi-family	0.47	8	Vacant	SP
	308610006	MH	Multi-family	0.78	13	Vacant	SP
	308610007	MH	Multi-family	2.12	36	Vacant	SP,FLOOD
	308610008	MH	Multi-family	0.28	5	Vacant	SP
	308610009	MH	Multi-family	1.28	22	Vacant	SP
	308610010	MH	Multi-family	0.94	16	Vacant	SP
	308610011	MH	Multi-family	1.10	19	Vacant	SP,FLOOD
	308610012	MH	Multi-family	1.31	22	Vacant	SP,FLOOD
	308610013	MH	Multi-family	1.76	30	Vacant	SP
	308610014	MH	Multi-family	1.92	33	Vacant	SP
	308610015	MH	Multi-family	0.87	15	Vacant	SP
	308610016	MH	Multi-family	0.11	2	Vacant	SP
	308610033	MH	Multi-family	0.10	2	Vacant	SP
	308610036	MH	Multi-family	0.60	10	Vacant	SP,FLOOD
	308611041	MH	Multi-family	0.33	6	Vacant	SP
	308612020	MH	Multi-family	0.41	7	Vacant	SP
	308612027	MH	Multi-family	0.42	7	Vacant	SP
	308612034	MH	Multi-family	0.35	6	Vacant	SP
	308612041	MH	Multi-family	0.29	5	Vacant	SP
	308612059	MH	Multi-family	0.85	14	Vacant	SP
	308612069	MH	Multi-family	0.57	10	Vacant	SP
	308613005	MH	Multi-family	0.44	7	Vacant	SP,FLOOD
	308613010	MH	Multi-family	0.69	12	Vacant	SP,FLOOD
	308613017	MH	Multi-family	0.41	7	Vacant	SP
	486530015	MH	Multi-family	0.15	3	Vacant	SP
	486532085	MH	Multi-family	0.27	5	Vacant	SP
	486532089	MH	Multi-family	0.14	2	Vacant	SP
	486532099	MH	Multi-family	0.48	8	Vacant	SP
	479230018	R10	Multi-family	4.54	45	Vacant	FLOOD
	482230013	R10	Multi-family	8.26	83	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
MODERATE	482582039	R10	Multi-family	5.50	55	Vacant	
	482582040	R10	Multi-family	1.98	20	Vacant	
	292181001	R15	Multi-family	1.09	16	Vacant	
	292181015	R15	Multi-family	0.17	3	Vacant	
	292211001	R15	Multi-family	0.40	6	Vacant	
	479230011	R15	Multi-family	2.27	34	Vacant	
	479230012	R15	Multi-family	2.27	34	Vacant	
	479230027	R15	Multi-family	0.52	8	Vacant	FLOOD
	481281059	R15	Multi-family	3.45	52	Vacant	
	481281060	R15	Multi-family	0.18	3	Vacant	
	482180076	R15	Multi-family	3.11	47	Vacant	
	484030013	R15	Multi-family	1.70	26	Vacant	
	484030014	R15	Multi-family	2.30	34	Vacant	
	484030020	R15	Multi-family	1.93	29	Vacant	
	484231015	R15	Multi-family	2.14	32	Vacant	
	484231016	R15	Multi-family	2.14	32	Vacant	
	486280001	R15	Multi-family	8.61	129	Vacant	
	486280003	R15	Multi-family	27.52	413	Vacant	
	488330011	R15	Multi-family	9.39	141	Vacant	
	488330021	R15	Multi-family	8.97	135	Vacant	
	296103025	R20	Multi-family	0.28	6	Vacant	
	487370001	R20	Multi-family	9.39	188	Vacant	
	487370002	R20	Multi-family	9.39	188	Vacant	
	487400008	R20	Multi-family	0.65	13	Vacant	
	487400023	R20	Multi-family	0.29	6	Vacant	
	422070017	LD	Suburban Residential	53.03	313	Vacant	SP
	423250011	LD	Suburban Residential	41.28	244	Vacant	SP
	423250018	LD	Suburban Residential	69.75	412	Vacant	SP
	423260007	LD	Suburban Residential	40.31	238	Vacant	SP
	423260008	LD	Suburban Residential	40.06	236	Vacant	SP FAULT
	423310002	LD	Suburban Residential	41.31	244	Vacant	SP FAULT
	478210054	LD	Suburban Residential	9.81	58	Vacant	SP
	478210055	LD	Suburban Residential	8.91	53	Vacant	SP
	478220001	LD	Suburban Residential	27.76	164	Vacant	SP
	478220004	LD	Suburban Residential	8.98	53	Vacant	SP
	478220005	LD	Suburban Residential	9.39	55	Vacant	SP
	478220010	LD	Suburban Residential	9.39	55	Vacant	SP
	478220011	LD	Suburban Residential	8.98	53	Vacant	SP
	478220016	LD	Suburban Residential	18.37	108	Vacant	SP
	478220017	LD	Suburban Residential	8.98	53	Vacant	SP
	478220018	LD	Suburban Residential	9.39	55	Vacant	SP
	478220019	LD	Suburban Residential	9.39	55	Vacant	SP
	478220020	LD	Suburban Residential	8.98	53	Vacant	SP
	478220022	LD	Suburban Residential	9.39	55	Vacant	SP
	478220023	LD	Suburban Residential	9.39	55	Vacant	SP
	478220024	LD	Suburban Residential	8.98	53	Vacant	SP
	478220025	LD	Suburban Residential	8.98	53	Vacant	SP
	478220026	LD	Suburban Residential	9.39	55	Vacant	SP
	478230002	LD	Suburban Residential	8.95	53	Vacant	SP
	478230003	LD	Suburban Residential	9.38	55	Vacant	SP
	478230004	LD	Suburban Residential	9.39	55	Vacant	SP
	478230005	LD	Suburban Residential	8.98	53	Vacant	SP
	478230006	LD	Suburban Residential	8.98	53	Vacant	SP
	478230011	LD	Suburban Residential	9.39	55	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
MODERATE	478230014	LD	Suburban Residential	8.69	51	Vacant	SP
	478230019	LD	Suburban Residential	9.63	57	Vacant	SP
	478230020	LD	Suburban Residential	8.90	53	Vacant	SP
	486280016	LM	Suburban Residential	76.76	1	Vacant	SP
	486320003	LM	Suburban Residential	147.67	947	Vacant	SP,FLOOD
	304370009	ML	Suburban Residential	0.03	1	Vacant	SP
	304401011	ML	Suburban Residential	0.02	1	Vacant	SP
	304403012	ML	Suburban Residential	0.05	1	Vacant	SP
	304580001	ML	Suburban Residential	0.15	2	Vacant	SP
	304580002	ML	Suburban Residential	0.15	2	Vacant	SP
	304580003	ML	Suburban Residential	0.15	2	Vacant	SP
	304580004	ML	Suburban Residential	0.16	2	Vacant	SP
	304580005	ML	Suburban Residential	0.16	2	Vacant	SP
	304580006	ML	Suburban Residential	0.16	2	Vacant	SP
	304580007	ML	Suburban Residential	0.16	2	Vacant	SP
	304580008	ML	Suburban Residential	0.17	2	Vacant	SP
	304580009	ML	Suburban Residential	0.20	3	Vacant	SP
	308020012	ML	Suburban Residential	2.13	28	Vacant	SP
	308020019	ML	Suburban Residential	5.07	66	Vacant	SP
	308020057	ML	Suburban Residential	14.72	191	Vacant	SP
	308020059	ML	Suburban Residential	0.72	9	Vacant	SP
	308273013	ML	Suburban Residential	0.14	2	Vacant	SP
	308273018	ML	Suburban Residential	0.17	2	Vacant	SP
	308451012	ML	Suburban Residential	0.16	2	Vacant	SP,FLOOD
	308451013	ML	Suburban Residential	0.12	2	Vacant	SP
	308453012	ML	Suburban Residential	0.02	1	Vacant	SP
	308453013	ML	Suburban Residential	0.50	6	Vacant	SP
	308453014	ML	Suburban Residential	0.07	1	Vacant	SP
	308460021	ML	Suburban Residential	0.15	2	Vacant	SP
	308470049	ML	Suburban Residential	0.19	2	Vacant	SP
	308470050	ML	Suburban Residential	0.25	3	Vacant	SP
	308470051	ML	Suburban Residential	0.03	1	Vacant	SP
	308572025	ML	Suburban Residential	0.13	2	Vacant	SP
	308572026	ML	Suburban Residential	0.13	2	Vacant	SP
	308572027	ML	Suburban Residential	0.17	2	Vacant	SP
	308573017	ML	Suburban Residential	0.31	4	Vacant	SP
	308581009	ML	Suburban Residential	0.16	2	Vacant	SP
	308581010	ML	Suburban Residential	0.16	2	Vacant	SP
	308581011	ML	Suburban Residential	0.16	2	Vacant	SP
	308581012	ML	Suburban Residential	0.16	2	Vacant	SP
	308581013	ML	Suburban Residential	0.20	3	Vacant	SP
	308581014	ML	Suburban Residential	0.25	3	Vacant	SP
	308581015	ML	Suburban Residential	0.27	4	Vacant	SP
	308581016	ML	Suburban Residential	0.13	2	Vacant	SP
	308581017	ML	Suburban Residential	0.14	2	Vacant	SP
	308581018	ML	Suburban Residential	0.14	2	Vacant	SP
	308581019	ML	Suburban Residential	0.15	2	Vacant	SP
	308581020	ML	Suburban Residential	0.14	2	Vacant	SP
	308581021	ML	Suburban Residential	0.14	2	Vacant	SP
	308581022	ML	Suburban Residential	0.14	2	Vacant	SP
	308581023	ML	Suburban Residential	0.14	2	Vacant	SP
	308581024	ML	Suburban Residential	0.15	2	Vacant	SP
	308582001	ML	Suburban Residential	0.15	2	Vacant	SP
	308582002	ML	Suburban Residential	0.12	2	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
MODERATE	308582003	ML	Suburban Residential	0.12	2	Vacant	SP
	308582004	ML	Suburban Residential	0.12	2	Vacant	SP
	308582005	ML	Suburban Residential	0.12	2	Vacant	SP
	308582006	ML	Suburban Residential	0.13	2	Vacant	SP
	308582007	ML	Suburban Residential	0.13	2	Vacant	SP
	308582008	ML	Suburban Residential	0.12	2	Vacant	SP
	308582009	ML	Suburban Residential	0.11	1	Vacant	SP
	308582010	ML	Suburban Residential	0.18	2	Vacant	SP
	308582028	ML	Suburban Residential	0.21	3	Vacant	SP
	308582029	ML	Suburban Residential	0.13	2	Vacant	SP
	308582030	ML	Suburban Residential	0.14	2	Vacant	SP
	308582031	ML	Suburban Residential	0.15	2	Vacant	SP
	308582032	ML	Suburban Residential	0.16	2	Vacant	SP
	308582033	ML	Suburban Residential	0.15	2	Vacant	SP
	308582034	ML	Suburban Residential	0.15	2	Vacant	SP
	308582035	ML	Suburban Residential	0.15	2	Vacant	SP
	308582036	ML	Suburban Residential	0.15	2	Vacant	SP
	308582037	ML	Suburban Residential	0.15	2	Vacant	SP
	308582038	ML	Suburban Residential	0.16	2	Vacant	SP
	308582039	ML	Suburban Residential	0.12	2	Vacant	SP
	308582040	ML	Suburban Residential	0.12	2	Vacant	SP
	308582041	ML	Suburban Residential	0.12	2	Vacant	SP
	308582042	ML	Suburban Residential	0.12	2	Vacant	SP
	308590001	ML	Suburban Residential	0.17	2	Vacant	SP
	308590002	ML	Suburban Residential	0.14	2	Vacant	SP
	308590003	ML	Suburban Residential	0.12	2	Vacant	SP
	308590004	ML	Suburban Residential	0.14	2	Vacant	SP
	308590005	ML	Suburban Residential	0.14	2	Vacant	SP
	308590006	ML	Suburban Residential	0.13	2	Vacant	SP
	308590007	ML	Suburban Residential	0.14	2	Vacant	SP
	308590008	ML	Suburban Residential	0.15	2	Vacant	SP
	308590009	ML	Suburban Residential	0.13	2	Vacant	SP
	308590010	ML	Suburban Residential	0.15	2	Vacant	SP
	308590011	ML	Suburban Residential	0.13	2	Vacant	SP
	308590012	ML	Suburban Residential	0.15	2	Vacant	SP
	308590013	ML	Suburban Residential	0.14	2	Vacant	SP
	308590014	ML	Suburban Residential	0.15	2	Vacant	SP
	308590015	ML	Suburban Residential	0.18	2	Vacant	SP
	308591001	ML	Suburban Residential	0.22	3	Vacant	SP
	308591002	ML	Suburban Residential	0.15	2	Vacant	SP
	308591003	ML	Suburban Residential	0.23	3	Vacant	SP
	308591004	ML	Suburban Residential	0.40	5	Vacant	SP
	308591005	ML	Suburban Residential	0.21	3	Vacant	SP
	308591006	ML	Suburban Residential	0.22	3	Vacant	SP
	308591007	ML	Suburban Residential	0.18	2	Vacant	SP
	308592001	ML	Suburban Residential	0.14	2	Vacant	SP
	308592002	ML	Suburban Residential	0.17	2	Vacant	SP
	308592003	ML	Suburban Residential	0.17	2	Vacant	SP
	308592004	ML	Suburban Residential	0.15	2	Vacant	SP
	308592005	ML	Suburban Residential	0.17	2	Vacant	SP
	308592006	ML	Suburban Residential	0.27	4	Vacant	SP
	308592007	ML	Suburban Residential	0.26	3	Vacant	SP
	308592008	ML	Suburban Residential	0.21	3	Vacant	SP
	308592009	ML	Suburban Residential	0.23	3	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
MODERATE	308592010	ML	Suburban Residential	0.22	3	Vacant	SP
	308592011	ML	Suburban Residential	0.22	3	Vacant	SP
	308592012	ML	Suburban Residential	0.21	3	Vacant	SP
	308592013	ML	Suburban Residential	0.20	3	Vacant	SP
	308592014	ML	Suburban Residential	0.23	3	Vacant	SP
	308592015	ML	Suburban Residential	0.22	3	Vacant	SP
	308592016	ML	Suburban Residential	0.22	3	Vacant	SP
	308592017	ML	Suburban Residential	0.22	3	Vacant	SP
	308592018	ML	Suburban Residential	0.22	3	Vacant	SP
	308592019	ML	Suburban Residential	0.23	3	Vacant	SP
	308600001	ML	Suburban Residential	0.16	2	Vacant	SP
	308600002	ML	Suburban Residential	0.17	2	Vacant	SP
	308601015	ML	Suburban Residential	0.26	3	Vacant	SP
	308601016	ML	Suburban Residential	0.20	3	Vacant	SP
	308601017	ML	Suburban Residential	0.25	3	Vacant	SP
	308601018	ML	Suburban Residential	0.35	5	Vacant	SP
	308601019	ML	Suburban Residential	0.28	4	Vacant	SP
	308601020	ML	Suburban Residential	0.26	3	Vacant	SP
	308601021	ML	Suburban Residential	0.22	3	Vacant	SP
	308601022	ML	Suburban Residential	0.21	3	Vacant	SP
	308601023	ML	Suburban Residential	0.41	5	Vacant	SP
	478090026	ML	Suburban Residential	2.94	24	Vacant	SP
	478090027	ML	Suburban Residential	1.87	15	Vacant	SP
	478090028	ML	Suburban Residential	1.81	14	Vacant	SP
	478120010	ML	Suburban Residential	1.89	15	Vacant	SP
	478120011	ML	Suburban Residential	2.27	18	Vacant	SP
	478120021	ML	Suburban Residential	2.00	16	Vacant	SP
	478120022	ML	Suburban Residential	2.26	18	Vacant	SP
	478120023	ML	Suburban Residential	2.27	18	Vacant	SP
	478120024	ML	Suburban Residential	2.00	16	Vacant	SP
	486480047	ML	Suburban Residential	0.11	1	Vacant	SP
	475182043	R5	Suburban Residential	1.73	9	Vacant	
	264236001	RS10	Suburban Residential	2.14	21	Vacant	
	296163001	RS10	Suburban Residential	0.16	2	Vacant	
	479200027	RS10	Suburban Residential	0.01	1	Vacant	
	479200028	RS10	Suburban Residential	0.02	1	Vacant	
	482304002	RS10	Suburban Residential	0.62	6	Vacant	
	482304023	RS10	Suburban Residential	1.14	11	Vacant	
	482304035	RS10	Suburban Residential	0.55	6	Vacant	

Parcels per Density Designation: 260

Acres per Density Designation: 1,180

Units per Density Designation: 10,292

Units per Density Designation 80%: 8234

ABOVE MODERATE						
	256030009	HR	Large Lot Residential	298.99	60	Vacant
	256150001	HR	Large Lot Residential	33.77	7	Vacant
	256160002	HR	Large Lot Residential	10.65	2	Vacant
	256160010	HR	Large Lot Residential	9.55	2	Vacant
	256160012	HR	Large Lot Residential	27.07	5	Vacant
	256160017	HR	Large Lot Residential	10.24	2	Vacant
	256170004	HR	Large Lot Residential	28.91	6	Vacant
	259260002	HR	Large Lot Residential	20.00	4	Vacant
	259260003	HR	Large Lot Residential	20.00	4	Vacant
	259260004	HR	Large Lot Residential	10.00	2	Vacant
	259260005	HR	Large Lot Residential	10.00	2	Vacant
	259260006	HR	Large Lot Residential	20.00	4	Vacant

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	259260039	HR	Large Lot Residential	12.18	2	Vacant	
	264040003	HR	Large Lot Residential	12.56	2	Vacant	
	264040010	HR	Large Lot Residential	6.15	1	Vacant	
	264040011	HR	Large Lot Residential	6.15	1	Vacant	
	264040013	HR	Large Lot Residential	1.34	7	Vacant	
	264110006	HR	Large Lot Residential	2.35	12	Vacant	
	264110009	HR	Large Lot Residential	18.98	4	Vacant	
	264110010	HR	Large Lot Residential	20.04	4	Vacant	
	264110022	HR	Large Lot Residential	1.58	8	Vacant	
	264110024	HR	Large Lot Residential	1.79	9	Vacant	
	471201008	HR	Large Lot Residential	166.17	33	Vacant	
	471290003	HR	Large Lot Residential	2.57	13	Vacant	
	471290004	HR	Large Lot Residential	2.57	13	Vacant	
	471290005	HR	Large Lot Residential	2.40	12	Vacant	
	471290006	HR	Large Lot Residential	7.63	2	Vacant	
	473150002	HR	Large Lot Residential	13.75	3	Vacant	
	473150048	HR	Large Lot Residential	10.52	2	Vacant	
	473150049	HR	Large Lot Residential	15.73	3	Vacant	
	473150053	HR	Large Lot Residential	19.88	4	Vacant	FAULT
	473160001	HR	Large Lot Residential	17.50	4	Vacant	
	473160002	HR	Large Lot Residential	2.50	12	Vacant	
	474100002	HR	Large Lot Residential	20.00	4	Vacant	
	474100003	HR	Large Lot Residential	10.00	2	Vacant	
	474210001	HR	Large Lot Residential	40.00	8	Vacant	
	474210003	HR	Large Lot Residential	60.00	12	Vacant	
	474210004	HR	Large Lot Residential	60.00	12	Vacant	
	474210005	HR	Large Lot Residential	10.00	2	Vacant	
	474210006	HR	Large Lot Residential	10.00	2	Vacant	
	474210008	HR	Large Lot Residential	10.00	2	Vacant	
	474220065	HR	Large Lot Residential	13.49	3	Vacant	
	474220070	HR	Large Lot Residential	32.27	6	Vacant	
	474230005	HR	Large Lot Residential	3.32	1	Vacant	
	474230032	HR	Large Lot Residential	3.26	1	Vacant	
	474310001	HR	Large Lot Residential	5.14	1	Vacant	
	474310002	HR	Large Lot Residential	2.50	12	Vacant	
	474310003	HR	Large Lot Residential	2.50	12	Vacant	
	474310004	HR	Large Lot Residential	2.51	13	Vacant	
	474310005	HR	Large Lot Residential	2.62	13	Vacant	
	474320003	HR	Large Lot Residential	1.07	5	Vacant	
	474320005	HR	Large Lot Residential	1.02	5	Vacant	
	474341005	HR	Large Lot Residential	1.72	9	Vacant	
	474341006	HR	Large Lot Residential	1.40	7	Vacant	
	474341007	HR	Large Lot Residential	0.91	5	Vacant	
	474341008	HR	Large Lot Residential	1.02	5	Vacant	
	474410017	HR	Large Lot Residential	0.00	1	Vacant	
	474410028	HR	Large Lot Residential	1.43	7	Vacant	
	474410029	HR	Large Lot Residential	1.59	8	Vacant	
	474500010	HR	Large Lot Residential	2.47	12	Vacant	
	478020023	HR	Large Lot Residential	24.86	5	Vacant	
	478020027	HR	Large Lot Residential	23.43	5	Vacant	
	488160001	HR	Large Lot Residential	19.38	4	Vacant	
	488160003	HR	Large Lot Residential	10.42	2	Vacant	
	488190031	HR	Large Lot Residential	1.80	9	Vacant	
	488190033	HR	Large Lot Residential	2.75	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488200015	HR	Large Lot Residential	2.51	13	Vacant	
	264030015	R1	Large Lot Residential	118.70	119	Vacant	
	264040006	R1	Large Lot Residential	3.00	3	Vacant	
	264040009	R1	Large Lot Residential	6.15	6	Vacant	
	264040012	R1	Large Lot Residential	1.52	2	Vacant	
	264040014	R1	Large Lot Residential	0.92	1	Vacant	
	264040015	R1	Large Lot Residential	0.92	1	Vacant	
	264040016	R1	Large Lot Residential	0.95	1	Vacant	
	264110018	R1	Large Lot Residential	0.26	1	Vacant	
	264110027	R1	Large Lot Residential	0.97	1	Vacant	
	264110028	R1	Large Lot Residential	1.24	1	Vacant	
	264175001	R1	Large Lot Residential	1.06	1	Vacant	
	264175002	R1	Large Lot Residential	1.11	1	Vacant	
	264175003	R1	Large Lot Residential	1.05	1	Vacant	
	264175004	R1	Large Lot Residential	1.27	1	Vacant	
	264312001	R1	Large Lot Residential	0.98	1	Vacant	
	473120069	R1	Large Lot Residential	64.70	65	Vacant	FAULT
	473150050	R1	Large Lot Residential	1.17	1	Vacant	
	473150051	R1	Large Lot Residential	15.77	16	Vacant	
	473150052	R1	Large Lot Residential	21.37	21	Vacant	FAULT
	473150058	R1	Large Lot Residential	8.34	8	Vacant	
	473150059	R1	Large Lot Residential	9.00	9	Vacant	FAULT
	473150061	R1	Large Lot Residential	9.33	9	Vacant	FAULT
	473150063	R1	Large Lot Residential	11.94	12	Vacant	
	473174002	R1	Large Lot Residential	9.39	9	Vacant	
	473174003	R1	Large Lot Residential	9.39	9	Vacant	
	473174004	R1	Large Lot Residential	8.96	9	Vacant	
	473174005	R1	Large Lot Residential	8.96	9	Vacant	
	473174007	R1	Large Lot Residential	9.39	9	Vacant	
	473174008	R1	Large Lot Residential	8.55	9	Vacant	
	473174010	R1	Large Lot Residential	2.15	2	Vacant	
	473174012	R1	Large Lot Residential	2.17	2	Vacant	
	473174013	R1	Large Lot Residential	2.17	2	Vacant	
	473210005	R1	Large Lot Residential	3.90	4	Vacant	FAULT
	473220004	R1	Large Lot Residential	3.68	4	Vacant	FAULT
	473220009	R1	Large Lot Residential	9.39	9	Vacant	
	473220010	R1	Large Lot Residential	7.74	8	Vacant	
	473220011	R1	Large Lot Residential	1.65	2	Vacant	
	473220015	R1	Large Lot Residential	9.39	9	Vacant	
	473220017	R1	Large Lot Residential	16.10	16	Vacant	FAULT
	473220043	R1	Large Lot Residential	5.84	6	Vacant	
	473220044	R1	Large Lot Residential	13.03	13	Vacant	FAULT
	473220057	R1	Large Lot Residential	0.85	1	Vacant	
	473220064	R1	Large Lot Residential	0.99	1	Vacant	
	473220071	R1	Large Lot Residential	1.17	1	Vacant	
	473220072	R1	Large Lot Residential	1.70	2	Vacant	
	473220075	R1	Large Lot Residential	2.78	3	Vacant	FAULT
	473250003	R1	Large Lot Residential	8.98	9	Vacant	
	473250028	R1	Large Lot Residential	1.44	1	Vacant	
	473250029	R1	Large Lot Residential	9.55	10	Vacant	
	473250030	R1	Large Lot Residential	2.71	3	Vacant	
	473250042	R1	Large Lot Residential	3.86	4	Vacant	
	473250050	R1	Large Lot Residential	1.10	1	Vacant	
	473250051	R1	Large Lot Residential	1.10	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	473290003	R1	Large Lot Residential	2.35	2	Vacant	
	473290006	R1	Large Lot Residential	1.50	2	Vacant	
	473290007	R1	Large Lot Residential	4.70	5	Vacant	
	473290011	R1	Large Lot Residential	2.00	2	Vacant	
	473290012	R1	Large Lot Residential	6.98	7	Vacant	
	473290013	R1	Large Lot Residential	9.39	9	Vacant	
	473290014	R1	Large Lot Residential	9.39	9	Vacant	
	473290015	R1	Large Lot Residential	8.54	8	Vacant	
	473290018	R1	Large Lot Residential	0.85	1	Vacant	
	473290019	R1	Large Lot Residential	4.08	4	Vacant	
	473310001	R1	Large Lot Residential	55.60	56	Vacant	
	473310013	R1	Large Lot Residential	0.88	1	Vacant	
	473310016	R1	Large Lot Residential	1.20	1	Vacant	
	473401017	R1	Large Lot Residential	0.38	1	Vacant	
	474230038	R1	Large Lot Residential	0.78	1	Vacant	
	474250003	R1	Large Lot Residential	10.00	10	Vacant	
	474250032	R1	Large Lot Residential	2.59	3	Vacant	
	474250033	R1	Large Lot Residential	2.53	2	Vacant	
	474260011	R1	Large Lot Residential	3.37	3	Vacant	
	474260056	R1	Large Lot Residential	2.70	3	Vacant	
	474271001	R1	Large Lot Residential	0.06	1	Vacant	
	474271008	R1	Large Lot Residential	1.55	2	Vacant	
	474271011	R1	Large Lot Residential	2.81	3	Vacant	
	474272030	R1	Large Lot Residential	2.95	3	Vacant	
	474272033	R1	Large Lot Residential	2.41	2	Vacant	
	481041028	R1	Large Lot Residential	0.11	1	Vacant	SP,RDA
	481090023	R1	Large Lot Residential	0.30	1	Vacant	SP,FLOOD,RDA
	488250003	R1	Large Lot Residential	8.98	9	Vacant	
	488250004	R1	Large Lot Residential	9.41	9	Vacant	
	488250005	R1	Large Lot Residential	9.40	9	Vacant	
	488250006	R1	Large Lot Residential	8.09	8	Vacant	
	488250008	R1	Large Lot Residential	8.55	9	Vacant	
	488250009	R1	Large Lot Residential	9.40	9	Vacant	
	488250010	R1	Large Lot Residential	9.40	9	Vacant	
	488250011	R1	Large Lot Residential	8.74	9	Vacant	
	488260001	R1	Large Lot Residential	2.00	2	Vacant	
	488260002	R1	Large Lot Residential	2.00	2	Vacant	
	488260007	R1	Large Lot Residential	4.70	5	Vacant	
	488260008	R1	Large Lot Residential	4.70	5	Vacant	
	488260009	R1	Large Lot Residential	8.97	9	Vacant	
	488260010	R1	Large Lot Residential	8.97	9	Vacant	
	488260011	R1	Large Lot Residential	9.40	9	Vacant	
	488260013	R1	Large Lot Residential	9.40	9	Vacant	
	488260015	R1	Large Lot Residential	2.48	2	Vacant	
	488260016	R1	Large Lot Residential	2.19	2	Vacant	
	488260019	R1	Large Lot Residential	2.83	3	Vacant	
	488260020	R1	Large Lot Residential	2.51	2	Vacant	
	488260023	R1	Large Lot Residential	8.97	9	Vacant	FAULT
	488260024	R1	Large Lot Residential	8.97	9	Vacant	
	488260025	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260026	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260027	R1	Large Lot Residential	18.80	19	Vacant	FAULT
	488260029	R1	Large Lot Residential	6.45	6	Vacant	FAULT
	488260030	R1	Large Lot Residential	8.80	9	Vacant	FAULT

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488260031	R1	Large Lot Residential	16.60	17	Vacant	
	488260032	R1	Large Lot Residential	9.39	9	Vacant	
	488260034	R1	Large Lot Residential	9.40	9	Vacant	FAULT
	488260036	R1	Large Lot Residential	8.97	9	Vacant	FAULT
	488310001	R1	Large Lot Residential	8.97	9	Vacant	
	488310002	R1	Large Lot Residential	9.39	9	Vacant	
	488310003	R1	Large Lot Residential	9.39	9	Vacant	
	488310004	R1	Large Lot Residential	8.19	8	Vacant	
	488320007	R1	Large Lot Residential	0.19	1	Vacant	
	422020009	RR	Large Lot Residential	7.67	3	Vacant	FAULT
	473171034	RR	Large Lot Residential	0.80	2	Vacant	FAULT
	473171037	RR	Large Lot Residential	1.29	3	Vacant	FAULT
	473200004	RR	Large Lot Residential	7.18	3	Vacant	FAULT
	473210001	RR	Large Lot Residential	2.15	1	Vacant	FAULT
	473220018	RR	Large Lot Residential	11.11	4	Vacant	FAULT
	473220019	RR	Large Lot Residential	9.06	4	Vacant	FAULT
	488260028	RR	Large Lot Residential	2.00	1	Vacant	FAULT
	478230001	CH	Multi-family	8.14	1	Vacant	SP
	260040026	R5	Open Space/Park	9.82	49	Vacant	SP
	260040030	R5	Open Space/Park	12.80	64	Vacant	SP
	471300003	R5	Open Space/Park	0.73	4	Vacant	SP
	471300004	R5	Open Space/Park	0.06	1	Vacant	SP
	471300005	R5	Open Space/Park	0.02	1	Vacant	SP
	259240062	EST	Residential 2 Dwellings/Acr	18.11	36	Vacant	SP
	256040012	R2	Residential 2 Dwellings/Acr	30.78	62	Vacant	
	471201010	R2	Residential 2 Dwellings/Acr	29.47	59	Vacant	
	471290017	R2	Residential 2 Dwellings/Acr	0.62	1	Vacant	
	471300002	R2	Residential 2 Dwellings/Acr	8.04	16	Vacant	
	471300006	R2	Residential 2 Dwellings/Acr	8.00	16	Vacant	
	473120023	R2	Residential 2 Dwellings/Acr	25.93	52	Vacant	
	473171020	R2	Residential 2 Dwellings/Acr	6.50	13	Vacant	
	473171022	R2	Residential 2 Dwellings/Acr	6.12	12	Vacant	
	473401021	R2	Residential 2 Dwellings/Acr	5.69	11	Vacant	
	474220026	R2	Residential 2 Dwellings/Acr	0.09	1	Vacant	
	474220035	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	
	474220044	R2	Residential 2 Dwellings/Acr	0.01	1	Vacant	
	474371008	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371010	R2	Residential 2 Dwellings/Acr	0.50	1	Vacant	
	474371015	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371017	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371018	R2	Residential 2 Dwellings/Acr	0.40	1	Vacant	
	474381001	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	
	474500002	R2	Residential 2 Dwellings/Acr	17.68	35	Vacant	
	474500005	R2	Residential 2 Dwellings/Acr	5.20	10	Vacant	
	488032002	R2	Residential 2 Dwellings/Acr	0.56	1	Vacant	
	488060006	R2	Residential 2 Dwellings/Acr	0.55	1	Vacant	
	488080003	R2	Residential 2 Dwellings/Acr	17.31	35	Vacant	
	488080011	R2	Residential 2 Dwellings/Acr	8.54	17	Vacant	
	488080012	R2	Residential 2 Dwellings/Acr	7.44	15	Vacant	
	488270019	R2	Residential 2 Dwellings/Acr	0.87	2	Vacant	
	488270020	R2	Residential 2 Dwellings/Acr	0.89	2	Vacant	
	488270021	R2	Residential 2 Dwellings/Acr	3.78	8	Vacant	
	488270022	R2	Residential 2 Dwellings/Acr	0.88	2	Vacant	
	488270023	R2	Residential 2 Dwellings/Acr	0.87	2	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	473150012	RA2	Residential Agriculture 2 D\	0.37	1	Vacant	
	473150015	RA2	Residential Agriculture 2 D\	8.50	17	Vacant	
	473150025	RA2	Residential Agriculture 2 D\	1.80	4	Vacant	
	473150079	RA2	Residential Agriculture 2 D\	17.25	34	Vacant	
	473160004	RA2	Residential Agriculture 2 D\	75.10	150	Vacant	
	473160007	RA2	Residential Agriculture 2 D\	36.15	72	Vacant	
	473160008	RA2	Residential Agriculture 2 D\	27.32	55	Vacant	
	473160011	RA2	Residential Agriculture 2 D\	9.22	18	Vacant	
	473160013	RA2	Residential Agriculture 2 D\	9.20	18	Vacant	
	473160017	RA2	Residential Agriculture 2 D\	32.35	65	Vacant	
	473160018	RA2	Residential Agriculture 2 D\	9.09	18	Vacant	
	473160019	RA2	Residential Agriculture 2 D\	9.05	18	Vacant	
	473230009	RA2	Residential Agriculture 2 D\	3.64	7	Vacant	FAULT
	473280011	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473280012	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	473280013	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	473280014	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473280015	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473280016	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	473280018	RA2	Residential Agriculture 2 D\	1.14	2	Vacant	
	473280019	RA2	Residential Agriculture 2 D\	1.14	2	Vacant	
	473300001	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	473300002	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473300003	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473300004	RA2	Residential Agriculture 2 D\	4.70	9	Vacant	
	473300005	RA2	Residential Agriculture 2 D\	4.27	8	Vacant	
	473300008	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473300009	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	473300010	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	474130034	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	474142006	RA2	Residential Agriculture 2 D\	4.80	10	Vacant	
	474161016	RA2	Residential Agriculture 2 D\	0.08	1	Vacant	
	474161035	RA2	Residential Agriculture 2 D\	1.15	2	Vacant	
	474170008	RA2	Residential Agriculture 2 D\	1.67	3	Vacant	
	474180012	RA2	Residential Agriculture 2 D\	0.72	1	Vacant	
	474180013	RA2	Residential Agriculture 2 D\	1.29	3	Vacant	
	474180028	RA2	Residential Agriculture 2 D\	2.50	5	Vacant	
	474250011	RA2	Residential Agriculture 2 D\	1.02	2	Vacant	
	474250015	RA2	Residential Agriculture 2 D\	13.41	27	Vacant	
	474250017	RA2	Residential Agriculture 2 D\	0.53	1	Vacant	
	474250057	RA2	Residential Agriculture 2 D\	1.02	2	Vacant	
	474250058	RA2	Residential Agriculture 2 D\	0.36	1	Vacant	
	474590034	RA2	Residential Agriculture 2 D\	1.00	2	Vacant	
	474590036	RA2	Residential Agriculture 2 D\	1.50	3	Vacant	
	474590037	RA2	Residential Agriculture 2 D\	0.90	2	Vacant	
	474590039	RA2	Residential Agriculture 2 D\	1.01	2	Vacant	
	475060023	RA2	Residential Agriculture 2 D\	0.46	1	Vacant	
	478020024	RA2	Residential Agriculture 2 D\	20.04	40	Vacant	
	478020025	RA2	Residential Agriculture 2 D\	20.95	42	Vacant	
	478020026	RA2	Residential Agriculture 2 D\	26.87	54	Vacant	
	478020030	RA2	Residential Agriculture 2 D\	22.09	44	Vacant	
	478020031	RA2	Residential Agriculture 2 D\	1.00	2	Vacant	
	478020035	RA2	Residential Agriculture 2 D\	7.98	16	Vacant	
	478020037	RA2	Residential Agriculture 2 D\	8.15	16	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478142017	RA2	Residential Agriculture 2 D\	0.49	1	Vacant	
	478142029	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478230008	RA2	Residential Agriculture 2 D\	36.38	73	Vacant	
	478230015	RA2	Residential Agriculture 2 D\	8.69	17	Vacant	
	478230016	RA2	Residential Agriculture 2 D\	9.10	18	Vacant	
	478240002	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	478240003	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	478240005	RA2	Residential Agriculture 2 D\	9.10	18	Vacant	
	478240006	RA2	Residential Agriculture 2 D\	9.10	18	Vacant	
	478240007	RA2	Residential Agriculture 2 D\	8.69	17	Vacant	
	478240008	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	478240021	RA2	Residential Agriculture 2 D\	8.68	17	Vacant	
	478240022	RA2	Residential Agriculture 2 D\	8.84	18	Vacant	
	478240023	RA2	Residential Agriculture 2 D\	8.84	18	Vacant	
	478240031	RA2	Residential Agriculture 2 D\	2.05	4	Vacant	
	478240032	RA2	Residential Agriculture 2 D\	2.05	4	Vacant	
	478240033	RA2	Residential Agriculture 2 D\	1.76	4	Vacant	
	478240034	RA2	Residential Agriculture 2 D\	1.76	4	Vacant	
	478370003	RA2	Residential Agriculture 2 D\	0.43	1	Vacant	
	478370004	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370005	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370006	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370007	RA2	Residential Agriculture 2 D\	0.56	1	Vacant	
	478370008	RA2	Residential Agriculture 2 D\	0.56	1	Vacant	
	478370013	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478370014	RA2	Residential Agriculture 2 D\	0.76	2	Vacant	
	478371001	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478371002	RA2	Residential Agriculture 2 D\	0.21	1	Vacant	
	478371003	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478371004	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478371005	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478371006	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	
	478371007	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478371008	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	
	478371009	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	
	478371010	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400001	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400002	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400003	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400004	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400006	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400007	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478400008	RA2	Residential Agriculture 2 D\	0.59	1	Vacant	
	478400009	RA2	Residential Agriculture 2 D\	0.52	1	Vacant	
	478400012	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400013	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400014	RA2	Residential Agriculture 2 D\	0.69	1	Vacant	
	478400015	RA2	Residential Agriculture 2 D\	0.63	1	Vacant	
	478400016	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478400017	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478400018	RA2	Residential Agriculture 2 D\	0.23	1	Vacant	
	478410005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410006	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
ABOVE MODERATE	478410007	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410008	RA2	Residential Agriculture 2 D\	0.45	1	Vacant	
	478410009	RA2	Residential Agriculture 2 D\	0.45	1	Vacant	
	478410010	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410011	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410012	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410013	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478410014	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410015	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410016	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412001	RA2	Residential Agriculture 2 D\	0.44	1	Vacant	
	478412002	RA2	Residential Agriculture 2 D\	0.72	1	Vacant	
	478412003	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412004	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412006	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412007	RA2	Residential Agriculture 2 D\	0.43	1	Vacant	
	478412008	RA2	Residential Agriculture 2 D\	0.61	1	Vacant	
	478412009	RA2	Residential Agriculture 2 D\	0.47	1	Vacant	
	478412010	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412011	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412012	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412013	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412014	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412015	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412016	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	486250003	RA2	Residential Agriculture 2 D\	2.18	4	Vacant	FLOOD
	486290001	RA2	Residential Agriculture 2 D\	8.97	18	Vacant	
	486290002	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	486290005	RA2	Residential Agriculture 2 D\	1.06	2	Vacant	
	486290010	RA2	Residential Agriculture 2 D\	1.17	2	Vacant	
	486290028	RA2	Residential Agriculture 2 D\	8.97	18	Vacant	FLOOD
	486290032	RA2	Residential Agriculture 2 D\	8.91	18	Vacant	
	486310005	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	487060005	RA2	Residential Agriculture 2 D\	0.62	1	Vacant	
	487060006	RA2	Residential Agriculture 2 D\	0.94	2	Vacant	
	487090006	RA2	Residential Agriculture 2 D\	0.80	2	Vacant	
	487140011	RA2	Residential Agriculture 2 D\	0.48	1	Vacant	
	487140013	RA2	Residential Agriculture 2 D\	0.48	1	Vacant	
	487150001	RA2	Residential Agriculture 2 D\	0.76	2	Vacant	
	487150014	RA2	Residential Agriculture 2 D\	2.08	4	Vacant	
	487150015	RA2	Residential Agriculture 2 D\	2.80	6	Vacant	
	487150016	RA2	Residential Agriculture 2 D\	2.58	5	Vacant	
	487150018	RA2	Residential Agriculture 2 D\	2.30	5	Vacant	
	487160001	RA2	Residential Agriculture 2 D\	9.73	20	Vacant	
	487170001	RA2	Residential Agriculture 2 D\	5.99	12	Vacant	
	487170004	RA2	Residential Agriculture 2 D\	4.57	9	Vacant	
	487170005	RA2	Residential Agriculture 2 D\	4.89	10	Vacant	
	487470001	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	487470002	RA2	Residential Agriculture 2 D\	4.70	9	Vacant	
	487470006	RA2	Residential Agriculture 2 D\	2.87	6	Vacant	
	488080004	RA2	Residential Agriculture 2 D\	18.91	38	Vacant	
	488080005	RA2	Residential Agriculture 2 D\	8.67	17	Vacant	
	488080006	RA2	Residential Agriculture 2 D\	8.37	17	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488080007	RA2	Residential Agriculture 2 D\	8.37	17	Vacant	
	488080008	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	488080009	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	488080010	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	488160004	RA2	Residential Agriculture 2 D\	12.20	24	Vacant	
	488160005	RA2	Residential Agriculture 2 D\	6.03	12	Vacant	
	488170007	RA2	Residential Agriculture 2 D\	1.82	4	Vacant	
	488170011	RA2	Residential Agriculture 2 D\	8.07	16	Vacant	
	488180017	RA2	Residential Agriculture 2 D\	0.58	1	Vacant	
	488180022	RA2	Residential Agriculture 2 D\	18.82	38	Vacant	
	488180023	RA2	Residential Agriculture 2 D\	10.00	20	Vacant	
	488180024	RA2	Residential Agriculture 2 D\	14.73	30	Vacant	
	488180025	RA2	Residential Agriculture 2 D\	9.52	19	Vacant	
	488190023	RA2	Residential Agriculture 2 D\	0.92	2	Vacant	
	488250001	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	488250002	RA2	Residential Agriculture 2 D\	8.97	18	Vacant	
	488250013	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	488250014	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	488300002	RA2	Residential Agriculture 2 D\	6.90	14	Vacant	
	488330009	RA2	Residential Agriculture 2 D\	4.48	9	Vacant	
	488330010	RA2	Residential Agriculture 2 D\	4.48	9	Vacant	
	488330014	RA2	Residential Agriculture 2 D\	4.21	8	Vacant	
	488330015	RA2	Residential Agriculture 2 D\	4.48	9	Vacant	
	488330016	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	488330017	RA2	Residential Agriculture 2 D\	9.39	19	Vacant	
	488330018	RA2	Residential Agriculture 2 D\	8.97	18	Vacant	
	488340001	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	488340002	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	488340009	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	488340010	RA2	Residential Agriculture 2 D\	9.40	19	Vacant	
	488340011	RA2	Residential Agriculture 2 D\	8.98	18	Vacant	
	478090036	L	Suburban Residential	3.97	20	Vacant	SP,FLOOD
	478100009	L	Suburban Residential	8.98	45	Vacant	SP
	478100010	L	Suburban Residential	8.98	45	Vacant	SP,FLOOD
	478120005	L	Suburban Residential	2.07	10	Vacant	SP
	478120006	L	Suburban Residential	2.27	11	Vacant	SP
	478120019	L	Suburban Residential	2.27	11	Vacant	SP
	478120020	L	Suburban Residential	2.00	10	Vacant	SP
	478240011	L	Suburban Residential	8.98	45	Vacant	SP
	478240012	L	Suburban Residential	8.98	45	Vacant	SP
	478320026	L	Suburban Residential	0.34	2	Vacant	SP
	486300008	LM	Suburban Residential	289.19	1	Vacant	SP
	486310031	LM	Suburban Residential	156.01	1,754	Vacant	SP,FLOOD
	474500017	R1	Suburban Residential	15.16	15	Vacant	SP
	259240004	R3	Suburban Residential	2.39	7	Vacant	
	259260027	R3	Suburban Residential	2.46	7	Vacant	
	259260029	R3	Suburban Residential	4.80	14	Vacant	
	259260030	R3	Suburban Residential	6.65	20	Vacant	
	259260036	R3	Suburban Residential	2.35	7	Vacant	
	259260037	R3	Suburban Residential	2.11	6	Vacant	
	259260038	R3	Suburban Residential	2.30	7	Vacant	
	259260040	R3	Suburban Residential	2.47	7	Vacant	
	259260041	R3	Suburban Residential	2.50	8	Vacant	
	259260042	R3	Suburban Residential	2.29	7	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	259520030	R3	Suburban Residential	0.13	1	Vacant	
	474490025	R3	Suburban Residential	43.21	130	Vacant	
	474711001	R3	Suburban Residential	0.55	2	Vacant	
	474711002	R3	Suburban Residential	0.54	2	Vacant	
	474711003	R3	Suburban Residential	0.53	2	Vacant	
	474711004	R3	Suburban Residential	0.70	2	Vacant	
	474711005	R3	Suburban Residential	0.54	2	Vacant	
	474711006	R3	Suburban Residential	0.57	2	Vacant	
	474711007	R3	Suburban Residential	0.66	2	Vacant	
	474711008	R3	Suburban Residential	0.57	2	Vacant	
	474711009	R3	Suburban Residential	0.37	1	Vacant	
	474711010	R3	Suburban Residential	0.45	1	Vacant	
	474712001	R3	Suburban Residential	0.48	1	Vacant	
	474712002	R3	Suburban Residential	0.47	1	Vacant	
	474712003	R3	Suburban Residential	0.51	2	Vacant	
	474712004	R3	Suburban Residential	0.75	2	Vacant	
	474712005	R3	Suburban Residential	0.40	1	Vacant	
	474712006	R3	Suburban Residential	0.42	1	Vacant	
	474712007	R3	Suburban Residential	0.55	2	Vacant	
	474713001	R3	Suburban Residential	0.48	1	Vacant	
	474713002	R3	Suburban Residential	0.59	2	Vacant	
	474713003	R3	Suburban Residential	0.40	1	Vacant	
	474720001	R3	Suburban Residential	0.51	2	Vacant	
	474720002	R3	Suburban Residential	0.52	2	Vacant	
	474720003	R3	Suburban Residential	0.52	2	Vacant	
	474720004	R3	Suburban Residential	0.54	2	Vacant	
	474720016	R3	Suburban Residential	0.32	1	Vacant	
	474721001	R3	Suburban Residential	0.41	1	Vacant	
	474721002	R3	Suburban Residential	0.47	1	Vacant	
	474721003	R3	Suburban Residential	0.47	1	Vacant	
	474721004	R3	Suburban Residential	0.47	1	Vacant	
	474721005	R3	Suburban Residential	0.46	1	Vacant	
	474722001	R3	Suburban Residential	0.88	3	Vacant	
	474722002	R3	Suburban Residential	0.62	2	Vacant	
	474722003	R3	Suburban Residential	0.60	2	Vacant	
	474722004	R3	Suburban Residential	0.52	2	Vacant	
	474722005	R3	Suburban Residential	0.45	1	Vacant	
	474722006	R3	Suburban Residential	0.44	1	Vacant	
	474722007	R3	Suburban Residential	0.39	1	Vacant	
	474723001	R3	Suburban Residential	0.54	2	Vacant	
	474723002	R3	Suburban Residential	0.58	2	Vacant	
	478040014	R3	Suburban Residential	0.76	2	Vacant	
	478040015	R3	Suburban Residential	2.65	8	Vacant	
	478040016	R3	Suburban Residential	1.26	4	Vacant	FLOOD
	478040017	R3	Suburban Residential	1.56	5	Vacant	FLOOD
	478040018	R3	Suburban Residential	1.47	4	Vacant	FLOOD
	478040020	R3	Suburban Residential	2.56	8	Vacant	FLOOD
	478040021	R3	Suburban Residential	1.79	5	Vacant	FLOOD
	478040024	R3	Suburban Residential	3.31	10	Vacant	
	478040025	R3	Suburban Residential	1.02	3	Vacant	
	478040027	R3	Suburban Residential	3.66	11	Vacant	
	478060005	R3	Suburban Residential	4.18	12	Vacant	
	478060006	R3	Suburban Residential	8.61	26	Vacant	
	478060008	R3	Suburban Residential	4.55	14	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478060013	R3	Suburban Residential	1.17	4	Vacant	
	478070013	R3	Suburban Residential	1.26	4	Vacant	
	478070014	R3	Suburban Residential	1.26	4	Vacant	
	478080002	R3	Suburban Residential	5.84	18	Vacant	
	478080004	R3	Suburban Residential	2.34	7	Vacant	
	478080005	R3	Suburban Residential	2.34	7	Vacant	
	478080007	R3	Suburban Residential	9.10	27	Vacant	
	478080008	R3	Suburban Residential	8.69	26	Vacant	FLOOD
	478080009	R3	Suburban Residential	0.69	2	Vacant	
	478080010	R3	Suburban Residential	0.71	2	Vacant	
	478080011	R3	Suburban Residential	0.57	2	Vacant	
	478080013	R3	Suburban Residential	8.97	27	Vacant	FLOOD
	478100002	R3	Suburban Residential	6.58	20	Vacant	FLOOD
	478100018	R3	Suburban Residential	6.39	19	Vacant	
	478100022	R3	Suburban Residential	3.76	11	Vacant	FLOOD
	478100023	R3	Suburban Residential	3.29	10	Vacant	FLOOD
	478100024	R3	Suburban Residential	1.26	4	Vacant	FLOOD
	478100025	R3	Suburban Residential	1.10	3	Vacant	
	478151036	R3	Suburban Residential	0.40	1	Vacant	
	478165002	R3	Suburban Residential	0.17	1	Vacant	
	478165021	R3	Suburban Residential	0.18	1	Vacant	
	478165022	R3	Suburban Residential	0.17	1	Vacant	
	478165023	R3	Suburban Residential	0.18	1	Vacant	
	478165024	R3	Suburban Residential	0.17	1	Vacant	
	478166015	R3	Suburban Residential	0.16	1	Vacant	
	478166028	R3	Suburban Residential	0.18	1	Vacant	
	478166030	R3	Suburban Residential	0.38	1	Vacant	
	478166031	R3	Suburban Residential	0.17	1	Vacant	
	478166032	R3	Suburban Residential	0.09	1	Vacant	
	478166033	R3	Suburban Residential	0.09	1	Vacant	
	478171010	R3	Suburban Residential	0.72	2	Vacant	
	478172003	R3	Suburban Residential	0.20	1	Vacant	
	478174027	R3	Suburban Residential	0.18	1	Vacant	
	478174035	R3	Suburban Residential	0.07	1	Vacant	
	478175002	R3	Suburban Residential	0.32	1	Vacant	
	478175004	R3	Suburban Residential	0.08	1	Vacant	
	478182002	R3	Suburban Residential	0.18	1	Vacant	
	478182011	R3	Suburban Residential	0.08	1	Vacant	
	478182058	R3	Suburban Residential	0.18	1	Vacant	
	478182060	R3	Suburban Residential	0.14	1	Vacant	
	478192050	R3	Suburban Residential	0.19	1	Vacant	
	478202053	R3	Suburban Residential	0.57	2	Vacant	
	478250001	R3	Suburban Residential	18.83	56	Vacant	FLOOD
	478280023	R3	Suburban Residential	0.23	1	Vacant	
	478280024	R3	Suburban Residential	0.23	1	Vacant	
	478280025	R3	Suburban Residential	0.23	1	Vacant	
	478280026	R3	Suburban Residential	0.23	1	Vacant	
	478280027	R3	Suburban Residential	0.23	1	Vacant	
	478280028	R3	Suburban Residential	0.23	1	Vacant	
	478280029	R3	Suburban Residential	0.24	1	Vacant	
	478280030	R3	Suburban Residential	0.23	1	Vacant	
	478280031	R3	Suburban Residential	0.28	1	Vacant	
	478280032	R3	Suburban Residential	0.24	1	Vacant	
	478280033	R3	Suburban Residential	0.26	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478280034	R3	Suburban Residential	0.23	1	Vacant	
	478280035	R3	Suburban Residential	0.25	1	Vacant	
	478280036	R3	Suburban Residential	0.25	1	Vacant	
	478280037	R3	Suburban Residential	0.23	1	Vacant	
	478280038	R3	Suburban Residential	0.26	1	Vacant	
	478280039	R3	Suburban Residential	0.23	1	Vacant	
	478280040	R3	Suburban Residential	0.25	1	Vacant	
	478280041	R3	Suburban Residential	0.24	1	Vacant	
	478280042	R3	Suburban Residential	0.23	1	Vacant	
	478353001	R3	Suburban Residential	1.00	3	Vacant	FLOOD
	478360029	R3	Suburban Residential	0.24	1	Vacant	
	478362001	R3	Suburban Residential	1.30	4	Vacant	FLOOD
	486260002	R3	Suburban Residential	9.00	27	Vacant	
	486260007	R3	Suburban Residential	8.97	27	Vacant	
	486260010	R3	Suburban Residential	8.53	26	Vacant	
	486260011	R3	Suburban Residential	8.94	27	Vacant	
	488132001	R3	Suburban Residential	0.30	1	Vacant	
	488132002	R3	Suburban Residential	0.23	1	Vacant	
	488132003	R3	Suburban Residential	0.23	1	Vacant	
	488132004	R3	Suburban Residential	0.23	1	Vacant	
	488132005	R3	Suburban Residential	0.23	1	Vacant	
	488132042	R3	Suburban Residential	0.59	2	Vacant	
	488140007	R3	Suburban Residential	0.27	1	Vacant	
	488140008	R3	Suburban Residential	0.26	1	Vacant	
	488140009	R3	Suburban Residential	0.29	1	Vacant	
	488190024	R3	Suburban Residential	6.89	21	Vacant	
	488190027	R3	Suburban Residential	9.40	28	Vacant	
	488190032	R3	Suburban Residential	2.20	7	Vacant	
	488200012	R3	Suburban Residential	2.08	6	Vacant	
	488200022	R3	Suburban Residential	1.78	5	Vacant	
	488200023	R3	Suburban Residential	1.45	4	Vacant	
	488200025	R3	Suburban Residential	27.55	83	Vacant	
	488210004	R3	Suburban Residential	1.08	3	Vacant	
	488210006	R3	Suburban Residential	10.60	32	Vacant	
	488210007	R3	Suburban Residential	10.60	32	Vacant	
	488210020	R3	Suburban Residential	9.10	27	Vacant	
	488210021	R3	Suburban Residential	9.10	27	Vacant	
	488220002	R3	Suburban Residential	9.40	28	Vacant	FLOOD
	488220003	R3	Suburban Residential	9.40	28	Vacant	FLOOD
	488220004	R3	Suburban Residential	8.61	26	Vacant	FLOOD
	488220005	R3	Suburban Residential	9.10	27	Vacant	FLOOD
	488220006	R3	Suburban Residential	2.73	8	Vacant	FLOOD
	488220007	R3	Suburban Residential	3.09	9	Vacant	
	488220011	R3	Suburban Residential	0.80	2	Vacant	
	488220012	R3	Suburban Residential	1.04	3	Vacant	
	260440019	R4	Suburban Residential	0.28	1	Vacant	SP
	256150025	R5	Suburban Residential	0.43	2	Vacant	
	256150026	R5	Suburban Residential	0.39	2	Vacant	
	256150031	R5	Suburban Residential	0.46	2	Vacant	
	256150034	R5	Suburban Residential	0.50	2	Vacant	
	256150035	R5	Suburban Residential	0.43	2	Vacant	
	256181010	R5	Suburban Residential	0.58	3	Vacant	
	256181020	R5	Suburban Residential	0.69	3	Vacant	
	256182048	R5	Suburban Residential	1.40	7	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	256191001	R5	Suburban Residential	0.26	1	Vacant	
	256191055	R5	Suburban Residential	0.32	2	Vacant	
	256191056	R5	Suburban Residential	0.96	5	Vacant	
	256191061	R5	Suburban Residential	0.44	2	Vacant	
	256222007	R5	Suburban Residential	0.31	2	Vacant	
	256222009	R5	Suburban Residential	0.13	1	Vacant	
	256222010	R5	Suburban Residential	0.15	1	Vacant	
	256222011	R5	Suburban Residential	0.27	1	Vacant	
	256222012	R5	Suburban Residential	0.33	2	Vacant	
	256244006	R5	Suburban Residential	0.23	1	Vacant	
	256244008	R5	Suburban Residential	0.14	1	Vacant	
	260040002	R5	Suburban Residential	4.67	23	Vacant	
	260040005	R5	Suburban Residential	9.67	48	Vacant	
	260040006	R5	Suburban Residential	9.67	48	Vacant	
	260040007	R5	Suburban Residential	9.67	48	Vacant	
	260040008	R5	Suburban Residential	9.67	48	Vacant	
	260040039	R5	Suburban Residential	1.05	5	Vacant	
	260040040	R5	Suburban Residential	4.31	22	Vacant	
	264361033	R5	Suburban Residential	0.15	1	Vacant	
	292193003	R5	Suburban Residential	0.23	1	Vacant	
	292202047	R5	Suburban Residential	0.22	1	Vacant	
	316020020	R5	Suburban Residential	1.22	6	Vacant	
	316020021	R5	Suburban Residential	1.22	6	Vacant	
	316020022	R5	Suburban Residential	0.91	4	Vacant	
	316020023	R5	Suburban Residential	0.91	4	Vacant	
	316020024	R5	Suburban Residential	4.69	24	Vacant	
	316020025	R5	Suburban Residential	4.80	24	Vacant	
	316020026	R5	Suburban Residential	4.37	22	Vacant	
	316030003	R5	Suburban Residential	1.16	6	Vacant	
	316030018	R5	Suburban Residential	2.48	12	Vacant	
	316030019	R5	Suburban Residential	2.48	12	Vacant	
	316030021	R5	Suburban Residential	1.38	7	Vacant	
	316100021	R5	Suburban Residential	3.53	18	Vacant	
	316100022	R5	Suburban Residential	3.53	18	Vacant	
	316100024	R5	Suburban Residential	6.73	34	Vacant	
	316100026	R5	Suburban Residential	3.06	15	Vacant	
	316110003	R5	Suburban Residential	2.37	12	Vacant	
	316110005	R5	Suburban Residential	4.19	21	Vacant	
	316110006	R5	Suburban Residential	3.81	19	Vacant	
	316110007	R5	Suburban Residential	1.85	9	Vacant	
	316110017	R5	Suburban Residential	4.83	24	Vacant	
	316110018	R5	Suburban Residential	4.85	24	Vacant	
	316160003	R5	Suburban Residential	0.62	3	Vacant	
	316160008	R5	Suburban Residential	7.25	36	Vacant	
	316160012	R5	Suburban Residential	0.17	1	Vacant	
	316160013	R5	Suburban Residential	0.04	1	Vacant	
	422070014	R5	Suburban Residential	10.09	50	Vacant	
	422070034	R5	Suburban Residential	2.24	11	Vacant	
	422070036	R5	Suburban Residential	2.45	12	Vacant	
	474100025	R5	Suburban Residential	27.68	138	Vacant	
	474110004	R5	Suburban Residential	28.05	140	Vacant	
	474110014	R5	Suburban Residential	4.17	21	Vacant	
	474110017	R5	Suburban Residential	0.01	1	Vacant	
	474120008	R5	Suburban Residential	0.57	3	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	474120010	R5	Suburban Residential	0.61	3	Vacant	
	474120011	R5	Suburban Residential	0.63	3	Vacant	
	474120045	R5	Suburban Residential	0.71	4	Vacant	
	474120046	R5	Suburban Residential	0.37	2	Vacant	
	474120047	R5	Suburban Residential	0.26	1	Vacant	
	474200014	R5	Suburban Residential	10.00	50	Vacant	
	474383001	R5	Suburban Residential	0.04	1	Vacant	
	474383002	R5	Suburban Residential	0.75	4	Vacant	
	474730001	R5	Suburban Residential	0.19	1	Vacant	
	474730002	R5	Suburban Residential	0.18	1	Vacant	
	474730003	R5	Suburban Residential	0.26	1	Vacant	
	474730004	R5	Suburban Residential	0.19	1	Vacant	
	474730008	R5	Suburban Residential	0.20	1	Vacant	
	474730009	R5	Suburban Residential	0.22	1	Vacant	
	474730010	R5	Suburban Residential	0.17	1	Vacant	
	474730011	R5	Suburban Residential	0.18	1	Vacant	
	474731002	R5	Suburban Residential	0.19	1	Vacant	
	474731003	R5	Suburban Residential	0.19	1	Vacant	
	474731004	R5	Suburban Residential	0.20	1	Vacant	
	474731005	R5	Suburban Residential	0.20	1	Vacant	
	474731006	R5	Suburban Residential	0.21	1	Vacant	
	474731007	R5	Suburban Residential	0.21	1	Vacant	
	474731008	R5	Suburban Residential	0.21	1	Vacant	
	474731010	R5	Suburban Residential	0.20	1	Vacant	
	474731014	R5	Suburban Residential	0.21	1	Vacant	
	474731015	R5	Suburban Residential	0.21	1	Vacant	
	474731016	R5	Suburban Residential	0.34	2	Vacant	
	474731017	R5	Suburban Residential	0.28	1	Vacant	
	474731018	R5	Suburban Residential	0.19	1	Vacant	
	474731019	R5	Suburban Residential	0.20	1	Vacant	
	474731020	R5	Suburban Residential	0.29	2	Vacant	
	474731021	R5	Suburban Residential	0.21	1	Vacant	
	474731022	R5	Suburban Residential	0.19	1	Vacant	
	474731023	R5	Suburban Residential	0.18	1	Vacant	
	474731024	R5	Suburban Residential	0.17	1	Vacant	
	474733007	R5	Suburban Residential	0.18	1	Vacant	
	474733008	R5	Suburban Residential	0.18	1	Vacant	
	474733009	R5	Suburban Residential	0.18	1	Vacant	
	474733010	R5	Suburban Residential	0.18	1	Vacant	
	474733011	R5	Suburban Residential	0.23	1	Vacant	
	474733012	R5	Suburban Residential	0.29	2	Vacant	
	475050002	R5	Suburban Residential	4.54	23	Vacant	
	475060001	R5	Suburban Residential	9.14	46	Vacant	
	475060011	R5	Suburban Residential	1.69	8	Vacant	
	475060014	R5	Suburban Residential	0.11	1	Vacant	
	475090003	R5	Suburban Residential	1.00	5	Vacant	
	475100004	R5	Suburban Residential	0.02	1	Vacant	
	475100005	R5	Suburban Residential	0.03	1	Vacant	
	475100006	R5	Suburban Residential	0.01	1	Vacant	
	475100018	R5	Suburban Residential	0.03	1	Vacant	
	475100019	R5	Suburban Residential	0.16	1	Vacant	
	475111036	R5	Suburban Residential	0.38	2	Vacant	
	475141039	R5	Suburban Residential	0.41	2	Vacant	
	475150003	R5	Suburban Residential	4.82	24	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	475160056	R5	Suburban Residential	0.19	1	Vacant	
	475160065	R5	Suburban Residential	1.48	7	Vacant	
	475160066	R5	Suburban Residential	0.12	1	Vacant	
	475210006	R5	Suburban Residential	0.59	3	Vacant	
	475210047	R5	Suburban Residential	0.38	2	Vacant	
	475220060	R5	Suburban Residential	0.68	3	Vacant	
	475220061	R5	Suburban Residential	0.73	4	Vacant	
	475220062	R5	Suburban Residential	0.88	4	Vacant	
	475220063	R5	Suburban Residential	0.82	4	Vacant	
	475232017	R5	Suburban Residential	0.21	1	Vacant	
	475250075	R5	Suburban Residential	0.26	1	Vacant	
	475250076	R5	Suburban Residential	0.26	1	Vacant	
	475272008	R5	Suburban Residential	0.16	1	Vacant	
	475280005	R5	Suburban Residential	0.03	1	Vacant	
	475280073	R5	Suburban Residential	0.23	1	Vacant	
	475280078	R5	Suburban Residential	0.16	1	Vacant	
	475280079	R5	Suburban Residential	0.16	1	Vacant	
	475280080	R5	Suburban Residential	0.16	1	Vacant	
	475280081	R5	Suburban Residential	0.16	1	Vacant	
	475280082	R5	Suburban Residential	0.16	1	Vacant	
	475280083	R5	Suburban Residential	0.16	1	Vacant	
	475280084	R5	Suburban Residential	0.16	1	Vacant	
	475280085	R5	Suburban Residential	0.16	1	Vacant	
	475351019	R5	Suburban Residential	0.96	5	Vacant	
	475360001	R5	Suburban Residential	0.22	1	Vacant	
	475360002	R5	Suburban Residential	0.21	1	Vacant	
	475360003	R5	Suburban Residential	0.21	1	Vacant	
	475360004	R5	Suburban Residential	0.21	1	Vacant	
	475360005	R5	Suburban Residential	0.21	1	Vacant	
	475360006	R5	Suburban Residential	0.21	1	Vacant	
	475360007	R5	Suburban Residential	0.21	1	Vacant	
	475360008	R5	Suburban Residential	0.21	1	Vacant	
	475360009	R5	Suburban Residential	0.21	1	Vacant	
	475361009	R5	Suburban Residential	0.22	1	Vacant	
	475361010	R5	Suburban Residential	0.22	1	Vacant	
	475361011	R5	Suburban Residential	0.22	1	Vacant	
	475361012	R5	Suburban Residential	0.22	1	Vacant	
	475361013	R5	Suburban Residential	0.22	1	Vacant	
	475361014	R5	Suburban Residential	0.22	1	Vacant	
	478090011	R5	Suburban Residential	8.04	40	Vacant	
	478090012	R5	Suburban Residential	2.44	12	Vacant	
	478090015	R5	Suburban Residential	1.86	9	Vacant	
	478090019	R5	Suburban Residential	2.18	11	Vacant	
	478090022	R5	Suburban Residential	1.09	6	Vacant	
	478090030	R5	Suburban Residential	0.81	4	Vacant	
	478090031	R5	Suburban Residential	1.14	6	Vacant	
	478220002	R5	Suburban Residential	9.39	47	Vacant	
	478220003	R5	Suburban Residential	8.98	45	Vacant	
	478220012	R5	Suburban Residential	8.98	45	Vacant	
	478220013	R5	Suburban Residential	9.39	47	Vacant	
	479132049	R5	Suburban Residential	0.21	1	Vacant	
	479150062	R5	Suburban Residential	0.97	5	Vacant	
	479170002	R5	Suburban Residential	0.20	1	Vacant	
	479170033	R5	Suburban Residential	0.69	3	Vacant	

RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	479391054	R5	Suburban Residential	0.03	1	Vacant	RDA
	479391060	R5	Suburban Residential	0.01	1	Vacant	RDA
	479391062	R5	Suburban Residential	0.05	1	Vacant	RDA
	479670001	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670002	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670003	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670004	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670005	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670006	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670007	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670008	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670009	R5	Suburban Residential	0.17	1	Vacant	RDA
	479670010	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670031	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670032	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670033	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670034	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670035	R5	Suburban Residential	0.21	1	Vacant	RDA
	479670036	R5	Suburban Residential	0.22	1	Vacant	RDA
	479670037	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670038	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670039	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670040	R5	Suburban Residential	0.20	1	Vacant	RDA
	479671001	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671002	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671003	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671004	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671005	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671006	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671020	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671021	R5	Suburban Residential	0.24	1	Vacant	RDA
	481342020	R5	Suburban Residential	0.12	1	Vacant	
	481342021	R5	Suburban Residential	0.48	2	Vacant	
	481342022	R5	Suburban Residential	0.51	2	Vacant	
	482121001	R5	Suburban Residential	4.34	22	Vacant	RDA
	482152042	R5	Suburban Residential	0.01	1	Vacant	RDA
	482161021	R5	Suburban Residential	4.06	20	Vacant	RDA
	482161022	R5	Suburban Residential	1.15	6	Vacant	RDA
	482161023	R5	Suburban Residential	1.11	6	Vacant	RDA
	482161024	R5	Suburban Residential	2.30	12	Vacant	RDA
	482170009	R5	Suburban Residential	0.77	4	Vacant	
	482170011	R5	Suburban Residential	0.39	2	Vacant	
	482170014	R5	Suburban Residential	0.02	1	Vacant	
	482170016	R5	Suburban Residential	0.02	1	Vacant	
	482170049	R5	Suburban Residential	0.39	2	Vacant	
	482170050	R5	Suburban Residential	0.06	1	Vacant	
	482170051	R5	Suburban Residential	0.03	1	Vacant	
	484201027	R5	Suburban Residential	0.17	1	Vacant	
	484201028	R5	Suburban Residential	0.17	1	Vacant	
	484201029	R5	Suburban Residential	0.17	1	Vacant	
	484201030	R5	Suburban Residential	0.17	1	Vacant	
	484201031	R5	Suburban Residential	0.17	1	Vacant	
	484201032	R5	Suburban Residential	0.18	1	Vacant	
	484201033	R5	Suburban Residential	0.19	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	484201034	R5	Suburban Residential	0.17	1	Vacant	
	484201035	R5	Suburban Residential	0.17	1	Vacant	
	484201036	R5	Suburban Residential	0.17	1	Vacant	
	484201037	R5	Suburban Residential	0.17	1	Vacant	
	484201038	R5	Suburban Residential	0.26	1	Vacant	
	484201039	R5	Suburban Residential	0.27	1	Vacant	
	484201040	R5	Suburban Residential	0.24	1	Vacant	
	484201041	R5	Suburban Residential	0.17	1	Vacant	
	484201042	R5	Suburban Residential	0.17	1	Vacant	
	484201043	R5	Suburban Residential	0.21	1	Vacant	
	484201044	R5	Suburban Residential	0.19	1	Vacant	
	484201045	R5	Suburban Residential	0.17	1	Vacant	
	484201046	R5	Suburban Residential	0.17	1	Vacant	
	484201047	R5	Suburban Residential	0.23	1	Vacant	
	484201048	R5	Suburban Residential	0.27	1	Vacant	
	484201049	R5	Suburban Residential	0.26	1	Vacant	
	484201050	R5	Suburban Residential	0.17	1	Vacant	
	484201051	R5	Suburban Residential	0.17	1	Vacant	
	484201052	R5	Suburban Residential	0.17	1	Vacant	
	484201053	R5	Suburban Residential	0.17	1	Vacant	
	484201054	R5	Suburban Residential	0.18	1	Vacant	
	484203001	R5	Suburban Residential	0.20	1	Vacant	
	484203002	R5	Suburban Residential	0.19	1	Vacant	
	484203003	R5	Suburban Residential	0.19	1	Vacant	
	484203004	R5	Suburban Residential	0.17	1	Vacant	
	484203005	R5	Suburban Residential	0.17	1	Vacant	
	484203006	R5	Suburban Residential	0.17	1	Vacant	
	484203007	R5	Suburban Residential	0.17	1	Vacant	
	484203008	R5	Suburban Residential	0.19	1	Vacant	
	484203009	R5	Suburban Residential	0.25	1	Vacant	
	485020005	R5	Suburban Residential	8.04	40	Vacant	FLOOD,RDA
	485032001	R5	Suburban Residential	0.16	1	Vacant	RDA
	485032013	R5	Suburban Residential	0.17	1	Vacant	RDA
	485111001	R5	Suburban Residential	0.17	1	Vacant	
	485111002	R5	Suburban Residential	0.17	1	Vacant	
	485111003	R5	Suburban Residential	0.17	1	Vacant	
	485111004	R5	Suburban Residential	0.17	1	Vacant	
	485111005	R5	Suburban Residential	0.17	1	Vacant	
	485111006	R5	Suburban Residential	0.17	1	Vacant	
	485111007	R5	Suburban Residential	0.15	1	Vacant	
	485111008	R5	Suburban Residential	0.19	1	Vacant	
	485111009	R5	Suburban Residential	0.23	1	Vacant	
	485111010	R5	Suburban Residential	0.21	1	Vacant	
	485111011	R5	Suburban Residential	0.20	1	Vacant	
	485111012	R5	Suburban Residential	0.16	1	Vacant	
	485111013	R5	Suburban Residential	0.17	1	Vacant	
	485111014	R5	Suburban Residential	0.17	1	Vacant	
	485111015	R5	Suburban Residential	0.17	1	Vacant	
	485111016	R5	Suburban Residential	0.17	1	Vacant	
	485111017	R5	Suburban Residential	0.17	1	Vacant	
	485111018	R5	Suburban Residential	0.19	1	Vacant	
	485112001	R5	Suburban Residential	0.19	1	Vacant	
	485112002	R5	Suburban Residential	0.17	1	Vacant	
	485112003	R5	Suburban Residential	0.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485112004	R5	Suburban Residential	0.17	1	Vacant	
	485112005	R5	Suburban Residential	0.17	1	Vacant	
	485112006	R5	Suburban Residential	0.21	1	Vacant	
	485112007	R5	Suburban Residential	0.20	1	Vacant	
	485112008	R5	Suburban Residential	0.20	1	Vacant	
	485112022	R5	Suburban Residential	0.20	1	Vacant	
	485112023	R5	Suburban Residential	0.19	1	Vacant	
	485113003	R5	Suburban Residential	0.18	1	Vacant	
	485113004	R5	Suburban Residential	0.21	1	Vacant	
	485113005	R5	Suburban Residential	0.20	1	Vacant	
	485113006	R5	Suburban Residential	0.18	1	Vacant	
	485113007	R5	Suburban Residential	0.18	1	Vacant	
	485113008	R5	Suburban Residential	0.17	1	Vacant	
	485113009	R5	Suburban Residential	0.17	1	Vacant	
	485113010	R5	Suburban Residential	0.17	1	Vacant	
	485113011	R5	Suburban Residential	0.17	1	Vacant	
	485113012	R5	Suburban Residential	0.17	1	Vacant	
	485113013	R5	Suburban Residential	0.17	1	Vacant	
	485113014	R5	Suburban Residential	0.17	1	Vacant	
	485113015	R5	Suburban Residential	0.17	1	Vacant	
	485113016	R5	Suburban Residential	0.18	1	Vacant	
	485113017	R5	Suburban Residential	0.23	1	Vacant	
	485113018	R5	Suburban Residential	0.21	1	Vacant	
	485113019	R5	Suburban Residential	0.17	1	Vacant	
	485113020	R5	Suburban Residential	0.17	1	Vacant	
	485113021	R5	Suburban Residential	0.17	1	Vacant	
	485113022	R5	Suburban Residential	0.17	1	Vacant	
	485113023	R5	Suburban Residential	0.17	1	Vacant	
	485113024	R5	Suburban Residential	0.17	1	Vacant	
	485113025	R5	Suburban Residential	0.17	1	Vacant	
	485113026	R5	Suburban Residential	0.17	1	Vacant	
	485113027	R5	Suburban Residential	0.17	1	Vacant	
	485113028	R5	Suburban Residential	0.17	1	Vacant	
	485113029	R5	Suburban Residential	0.18	1	Vacant	
	485113033	R5	Suburban Residential	0.17	1	Vacant	
	485114001	R5	Suburban Residential	0.19	1	Vacant	
	485114002	R5	Suburban Residential	0.17	1	Vacant	
	485114003	R5	Suburban Residential	0.17	1	Vacant	
	485114004	R5	Suburban Residential	0.17	1	Vacant	
	485114005	R5	Suburban Residential	0.17	1	Vacant	
	485114006	R5	Suburban Residential	0.17	1	Vacant	
	485114007	R5	Suburban Residential	0.17	1	Vacant	
	485114008	R5	Suburban Residential	0.17	1	Vacant	
	485114009	R5	Suburban Residential	0.17	1	Vacant	
	485114010	R5	Suburban Residential	0.17	1	Vacant	
	485114011	R5	Suburban Residential	0.19	1	Vacant	
	485114012	R5	Suburban Residential	0.19	1	Vacant	
	485114013	R5	Suburban Residential	0.17	1	Vacant	
	485114014	R5	Suburban Residential	0.17	1	Vacant	
	485114015	R5	Suburban Residential	0.17	1	Vacant	
	485114016	R5	Suburban Residential	0.17	1	Vacant	
	485114017	R5	Suburban Residential	0.17	1	Vacant	
	485114018	R5	Suburban Residential	0.17	1	Vacant	
	485114019	R5	Suburban Residential	0.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485114020	R5	Suburban Residential	0.17	1	Vacant	
	485114021	R5	Suburban Residential	0.17	1	Vacant	
	485114022	R5	Suburban Residential	0.17	1	Vacant	
	485121001	R5	Suburban Residential	0.18	1	Vacant	
	485121002	R5	Suburban Residential	0.18	1	Vacant	
	485121003	R5	Suburban Residential	0.17	1	Vacant	
	485121004	R5	Suburban Residential	0.17	1	Vacant	
	485121005	R5	Suburban Residential	0.17	1	Vacant	
	485121006	R5	Suburban Residential	0.17	1	Vacant	
	485121007	R5	Suburban Residential	0.17	1	Vacant	
	485121008	R5	Suburban Residential	0.17	1	Vacant	
	485121009	R5	Suburban Residential	0.17	1	Vacant	
	485121010	R5	Suburban Residential	0.19	1	Vacant	
	485121014	R5	Suburban Residential	0.17	1	Vacant	
	485121015	R5	Suburban Residential	0.17	1	Vacant	
	485121016	R5	Suburban Residential	0.16	1	Vacant	
	485121017	R5	Suburban Residential	0.18	1	Vacant	
	485121018	R5	Suburban Residential	0.19	1	Vacant	
	485121019	R5	Suburban Residential	0.23	1	Vacant	
	485121020	R5	Suburban Residential	0.20	1	Vacant	
	485121021	R5	Suburban Residential	0.21	1	Vacant	
	485121024	R5	Suburban Residential	0.07	1	Vacant	
	485121025	R5	Suburban Residential	0.18	1	Vacant	
	485122001	R5	Suburban Residential	0.17	1	Vacant	
	485122002	R5	Suburban Residential	0.17	1	Vacant	
	485122003	R5	Suburban Residential	0.17	1	Vacant	
	485122004	R5	Suburban Residential	0.17	1	Vacant	
	485122005	R5	Suburban Residential	0.17	1	Vacant	
	485122006	R5	Suburban Residential	0.21	1	Vacant	
	485122007	R5	Suburban Residential	0.19	1	Vacant	
	485122008	R5	Suburban Residential	0.23	1	Vacant	
	485122009	R5	Suburban Residential	0.26	1	Vacant	
	485122010	R5	Suburban Residential	0.17	1	Vacant	
	485122011	R5	Suburban Residential	0.17	1	Vacant	
	485122012	R5	Suburban Residential	0.19	1	Vacant	
	485123001	R5	Suburban Residential	0.18	1	Vacant	
	485123002	R5	Suburban Residential	0.19	1	Vacant	
	485123003	R5	Suburban Residential	0.19	1	Vacant	
	485123004	R5	Suburban Residential	0.30	2	Vacant	
	485123005	R5	Suburban Residential	0.30	2	Vacant	
	485123006	R5	Suburban Residential	0.18	1	Vacant	
	485123007	R5	Suburban Residential	0.18	1	Vacant	
	485123008	R5	Suburban Residential	0.17	1	Vacant	
	485123009	R5	Suburban Residential	0.17	1	Vacant	
	485123010	R5	Suburban Residential	0.17	1	Vacant	
	485123011	R5	Suburban Residential	0.17	1	Vacant	
	485123012	R5	Suburban Residential	0.17	1	Vacant	
	485123013	R5	Suburban Residential	0.17	1	Vacant	
	485123014	R5	Suburban Residential	0.17	1	Vacant	
	485123015	R5	Suburban Residential	0.20	1	Vacant	
	485123016	R5	Suburban Residential	0.19	1	Vacant	
	485123017	R5	Suburban Residential	0.17	1	Vacant	
	485123018	R5	Suburban Residential	0.17	1	Vacant	
	485123019	R5	Suburban Residential	0.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485123020	R5	Suburban Residential	0.17	1	Vacant	
	485123021	R5	Suburban Residential	0.17	1	Vacant	
	485123022	R5	Suburban Residential	0.17	1	Vacant	
	485123023	R5	Suburban Residential	0.17	1	Vacant	
	485123024	R5	Suburban Residential	0.18	1	Vacant	
	485123025	R5	Suburban Residential	0.18	1	Vacant	
	485123026	R5	Suburban Residential	0.18	1	Vacant	
	485123027	R5	Suburban Residential	0.17	1	Vacant	
	485123028	R5	Suburban Residential	0.17	1	Vacant	
	485123029	R5	Suburban Residential	0.17	1	Vacant	
	485123030	R5	Suburban Residential	0.17	1	Vacant	
	485123031	R5	Suburban Residential	0.19	1	Vacant	
	485220023	R5	Suburban Residential	18.06	90	Vacant	
	485220024	R5	Suburban Residential	17.77	89	Vacant	
	485220032	R5	Suburban Residential	19.12	96	Vacant	
	486240002	R5	Suburban Residential	9.00	45	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	94	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	47	Vacant	
	486260008	R5	Suburban Residential	9.39	47	Vacant	
	486260009	R5	Suburban Residential	8.97	45	Vacant	FLOOD
	486310014	R5	Suburban Residential	8.96	45	Vacant	FLOOD
	486522012	R5	Suburban Residential	0.76	4	Vacant	
	486522013	R5	Suburban Residential	4.58	23	Vacant	FLOOD
	486540001	R5	Suburban Residential	0.17	1	Vacant	FLOOD
	486540002	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540003	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540004	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540005	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540006	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540007	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540008	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540009	R5	Suburban Residential	0.18	1	Vacant	FLOOD
	486540010	R5	Suburban Residential	0.46	2	Vacant	FLOOD
	486542010	R5	Suburban Residential	0.17	1	Vacant	
	486542011	R5	Suburban Residential	0.18	1	Vacant	
	486542012	R5	Suburban Residential	0.18	1	Vacant	
	486550001	R5	Suburban Residential	0.20	1	Vacant	FLOOD
	486550002	R5	Suburban Residential	0.22	1	Vacant	FLOOD
	486550003	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486550004	R5	Suburban Residential	0.17	1	Vacant	
	486550005	R5	Suburban Residential	0.18	1	Vacant	
	486550006	R5	Suburban Residential	0.18	1	Vacant	
	486550007	R5	Suburban Residential	0.18	1	Vacant	
	486550008	R5	Suburban Residential	0.19	1	Vacant	
	486550009	R5	Suburban Residential	0.75	4	Vacant	FLOOD
	486550010	R5	Suburban Residential	0.44	2	Vacant	FLOOD
	487042010	R5	Suburban Residential	0.01	1	Vacant	
	487053001	R5	Suburban Residential	0.03	1	Vacant	
	487060001	R5	Suburban Residential	0.18	1	Vacant	
	487060002	R5	Suburban Residential	6.42	32	Vacant	
	487091002	R5	Suburban Residential	0.17	1	Vacant	
	487092001	R5	Suburban Residential	0.02	1	Vacant	
	487103031	R5	Suburban Residential	0.06	1	Vacant	
	487103032	R5	Suburban Residential	0.07	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487192001	R5	Suburban Residential	0.18	1	Vacant	
	487230008	R5	Suburban Residential	0.20	1	Vacant	
	487230009	R5	Suburban Residential	0.23	1	Vacant	
	487230015	R5	Suburban Residential	0.20	1	Vacant	
	487230016	R5	Suburban Residential	0.19	1	Vacant	
	487250001	R5	Suburban Residential	6.70	34	Vacant	RDA
	487250002	R5	Suburban Residential	2.69	13	Vacant	RDA
	487250003	R5	Suburban Residential	18.66	93	Vacant	RDA
	487260002	R5	Suburban Residential	2.44	12	Vacant	
	487260003	R5	Suburban Residential	2.44	12	Vacant	
	487320001	R5	Suburban Residential	0.21	1	Vacant	
	487320002	R5	Suburban Residential	0.20	1	Vacant	
	487320003	R5	Suburban Residential	0.20	1	Vacant	
	487320004	R5	Suburban Residential	0.20	1	Vacant	
	487320005	R5	Suburban Residential	0.21	1	Vacant	
	487320006	R5	Suburban Residential	0.25	1	Vacant	
	487320007	R5	Suburban Residential	0.27	1	Vacant	
	487320008	R5	Suburban Residential	0.18	1	Vacant	
	487320009	R5	Suburban Residential	0.21	1	Vacant	
	487320010	R5	Suburban Residential	0.26	1	Vacant	
	487320011	R5	Suburban Residential	0.27	1	Vacant	
	487320012	R5	Suburban Residential	0.21	1	Vacant	
	487320013	R5	Suburban Residential	0.23	1	Vacant	
	487320014	R5	Suburban Residential	0.93	5	Vacant	
	487321001	R5	Suburban Residential	0.22	1	Vacant	
	487321002	R5	Suburban Residential	0.18	1	Vacant	
	487321003	R5	Suburban Residential	0.23	1	Vacant	
	487321004	R5	Suburban Residential	0.25	1	Vacant	
	487321005	R5	Suburban Residential	0.19	1	Vacant	
	487321006	R5	Suburban Residential	0.17	1	Vacant	
	487321007	R5	Suburban Residential	0.20	1	Vacant	
	487321008	R5	Suburban Residential	0.22	1	Vacant	
	487321009	R5	Suburban Residential	0.23	1	Vacant	
	487321010	R5	Suburban Residential	0.22	1	Vacant	
	487321011	R5	Suburban Residential	0.20	1	Vacant	
	487321012	R5	Suburban Residential	0.19	1	Vacant	
	487321013	R5	Suburban Residential	0.18	1	Vacant	
	487321014	R5	Suburban Residential	0.17	1	Vacant	
	487321015	R5	Suburban Residential	0.17	1	Vacant	
	487321016	R5	Suburban Residential	0.17	1	Vacant	
	487321017	R5	Suburban Residential	0.18	1	Vacant	
	487321018	R5	Suburban Residential	0.19	1	Vacant	
	487321019	R5	Suburban Residential	0.17	1	Vacant	
	487321020	R5	Suburban Residential	0.17	1	Vacant	
	487321021	R5	Suburban Residential	0.17	1	Vacant	
	487321022	R5	Suburban Residential	0.18	1	Vacant	
	487321023	R5	Suburban Residential	0.19	1	Vacant	
	487321024	R5	Suburban Residential	0.20	1	Vacant	
	487321025	R5	Suburban Residential	0.21	1	Vacant	
	487321026	R5	Suburban Residential	0.19	1	Vacant	
	487321027	R5	Suburban Residential	0.23	1	Vacant	
	487321028	R5	Suburban Residential	0.19	1	Vacant	
	487321029	R5	Suburban Residential	0.29	2	Vacant	
	487321030	R5	Suburban Residential	0.23	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487321031	R5	Suburban Residential	0.24	1	Vacant	
	487321032	R5	Suburban Residential	0.29	2	Vacant	
	487330001	R5	Suburban Residential	0.21	1	Vacant	
	487330002	R5	Suburban Residential	0.19	1	Vacant	
	487330003	R5	Suburban Residential	0.21	1	Vacant	
	487330004	R5	Suburban Residential	0.17	1	Vacant	
	487332013	R5	Suburban Residential	0.22	1	Vacant	
	487332014	R5	Suburban Residential	0.22	1	Vacant	
	487332015	R5	Suburban Residential	0.22	1	Vacant	
	487332016	R5	Suburban Residential	0.22	1	Vacant	
	487332017	R5	Suburban Residential	0.22	1	Vacant	
	487333001	R5	Suburban Residential	0.18	1	Vacant	
	487333002	R5	Suburban Residential	0.18	1	Vacant	
	487333003	R5	Suburban Residential	0.18	1	Vacant	
	487333004	R5	Suburban Residential	0.18	1	Vacant	
	487333005	R5	Suburban Residential	0.18	1	Vacant	
	487333009	R5	Suburban Residential	0.21	1	Vacant	
	487333010	R5	Suburban Residential	0.20	1	Vacant	
	487333011	R5	Suburban Residential	0.23	1	Vacant	
	487333012	R5	Suburban Residential	0.22	1	Vacant	
	487340001	R5	Suburban Residential	0.21	1	Vacant	
	487340002	R5	Suburban Residential	0.21	1	Vacant	
	487340003	R5	Suburban Residential	0.19	1	Vacant	
	487340004	R5	Suburban Residential	0.26	1	Vacant	
	487340005	R5	Suburban Residential	0.32	2	Vacant	
	487340006	R5	Suburban Residential	0.25	1	Vacant	
	487340007	R5	Suburban Residential	0.19	1	Vacant	
	487340008	R5	Suburban Residential	0.19	1	Vacant	
	487340009	R5	Suburban Residential	0.19	1	Vacant	
	487340010	R5	Suburban Residential	0.19	1	Vacant	
	487340011	R5	Suburban Residential	0.19	1	Vacant	
	487340012	R5	Suburban Residential	0.19	1	Vacant	
	487340013	R5	Suburban Residential	0.19	1	Vacant	
	487340014	R5	Suburban Residential	0.18	1	Vacant	
	487340015	R5	Suburban Residential	0.18	1	Vacant	
	487340016	R5	Suburban Residential	0.18	1	Vacant	
	487340017	R5	Suburban Residential	0.18	1	Vacant	
	487340018	R5	Suburban Residential	0.18	1	Vacant	
	487340020	R5	Suburban Residential	0.19	1	Vacant	
	487341001	R5	Suburban Residential	0.23	1	Vacant	
	487341002	R5	Suburban Residential	0.21	1	Vacant	
	487341003	R5	Suburban Residential	0.21	1	Vacant	
	487341004	R5	Suburban Residential	0.21	1	Vacant	
	487341005	R5	Suburban Residential	0.21	1	Vacant	
	487341011	R5	Suburban Residential	0.27	1	Vacant	
	487341012	R5	Suburban Residential	0.21	1	Vacant	
	487341013	R5	Suburban Residential	0.18	1	Vacant	
	487341014	R5	Suburban Residential	0.18	1	Vacant	
	487341015	R5	Suburban Residential	0.19	1	Vacant	
	487341016	R5	Suburban Residential	0.19	1	Vacant	
	487341017	R5	Suburban Residential	0.19	1	Vacant	
	487341018	R5	Suburban Residential	0.19	1	Vacant	
	487341019	R5	Suburban Residential	0.19	1	Vacant	
	487341020	R5	Suburban Residential	0.18	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487341021	R5	Suburban Residential	0.18	1	Vacant	
	487341022	R5	Suburban Residential	0.17	1	Vacant	
	487341023	R5	Suburban Residential	0.22	1	Vacant	
	487342001	R5	Suburban Residential	0.20	1	Vacant	
	487342002	R5	Suburban Residential	0.19	1	Vacant	
	487342003	R5	Suburban Residential	0.28	1	Vacant	
	487342005	R5	Suburban Residential	0.36	2	Vacant	
	487343001	R5	Suburban Residential	0.21	1	Vacant	
	487343002	R5	Suburban Residential	0.17	1	Vacant	
	487343003	R5	Suburban Residential	0.22	1	Vacant	
	487343004	R5	Suburban Residential	0.24	1	Vacant	
	487343005	R5	Suburban Residential	0.24	1	Vacant	
	487343006	R5	Suburban Residential	0.24	1	Vacant	
	487343007	R5	Suburban Residential	0.24	1	Vacant	
	487343008	R5	Suburban Residential	0.24	1	Vacant	
	487343009	R5	Suburban Residential	0.24	1	Vacant	
	487343010	R5	Suburban Residential	0.24	1	Vacant	
	487343011	R5	Suburban Residential	0.34	2	Vacant	
	487370013	R5	Suburban Residential	8.53	43	Vacant	
	487470014	R5	Suburban Residential	5.41	27	Vacant	
	487470016	R5	Suburban Residential	0.85	4	Vacant	
	487470019	R5	Suburban Residential	18.04	90	Vacant	
	487470020	R5	Suburban Residential	9.40	47	Vacant	
	487470021	R5	Suburban Residential	8.98	45	Vacant	
	487531020	R5	Suburban Residential	0.97	5	Vacant	
	488120001	R5	Suburban Residential	0.19	1	Vacant	RDA
	488120002	R5	Suburban Residential	0.16	1	Vacant	RDA
	488120004	R5	Suburban Residential	0.26	1	Vacant	RDA
	488120005	R5	Suburban Residential	0.17	1	Vacant	RDA
	488120006	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120007	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120008	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120009	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120010	R5	Suburban Residential	0.19	1	Vacant	RDA
	488120011	R5	Suburban Residential	0.24	1	Vacant	RDA
	488120012	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120013	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120014	R5	Suburban Residential	0.01	1	Vacant	RDA
	488120015	R5	Suburban Residential	0.17	1	Vacant	
	488120016	R5	Suburban Residential	0.17	1	Vacant	
	488120017	R5	Suburban Residential	0.18	1	Vacant	
	488120018	R5	Suburban Residential	0.17	1	Vacant	
	488120019	R5	Suburban Residential	0.15	1	Vacant	
	488120020	R5	Suburban Residential	0.20	1	Vacant	
	488120021	R5	Suburban Residential	0.24	1	Vacant	
	488120022	R5	Suburban Residential	0.29	2	Vacant	
	488120023	R5	Suburban Residential	0.20	1	Vacant	
	488120024	R5	Suburban Residential	0.15	1	Vacant	
	488120025	R5	Suburban Residential	0.16	1	Vacant	
	488120026	R5	Suburban Residential	0.15	1	Vacant	
	488120027	R5	Suburban Residential	0.14	1	Vacant	
	488120028	R5	Suburban Residential	0.14	1	Vacant	
	488120029	R5	Suburban Residential	0.14	1	Vacant	
	488120030	R5	Suburban Residential	0.20	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488120031	R5	Suburban Residential	0.16	1	Vacant	
	488120032	R5	Suburban Residential	0.15	1	Vacant	
	488120037	R5	Suburban Residential	1.94	10	Vacant	
	488121001	R5	Suburban Residential	0.15	1	Vacant	RDA
	488121002	R5	Suburban Residential	0.16	1	Vacant	RDA
	488121003	R5	Suburban Residential	0.16	1	Vacant	RDA
	488121004	R5	Suburban Residential	0.01	1	Vacant	RDA
	488121005	R5	Suburban Residential	0.20	1	Vacant	
	488121006	R5	Suburban Residential	0.22	1	Vacant	
	488121007	R5	Suburban Residential	0.14	1	Vacant	
	488121008	R5	Suburban Residential	0.15	1	Vacant	
	488121009	R5	Suburban Residential	0.14	1	Vacant	
	488121010	R5	Suburban Residential	0.14	1	Vacant	
	488121011	R5	Suburban Residential	0.15	1	Vacant	
	488121012	R5	Suburban Residential	0.16	1	Vacant	
	488121013	R5	Suburban Residential	0.15	1	Vacant	
	488121014	R5	Suburban Residential	0.15	1	Vacant	
	488121015	R5	Suburban Residential	0.14	1	Vacant	
	488121016	R5	Suburban Residential	0.21	1	Vacant	
	488121017	R5	Suburban Residential	0.27	1	Vacant	
	488121018	R5	Suburban Residential	0.21	1	Vacant	
	488121019	R5	Suburban Residential	0.26	1	Vacant	
	488121020	R5	Suburban Residential	0.14	1	Vacant	
	488121021	R5	Suburban Residential	0.15	1	Vacant	
	488121022	R5	Suburban Residential	0.15	1	Vacant	
	488121023	R5	Suburban Residential	0.15	1	Vacant	
	488130001	R5	Suburban Residential	0.15	1	Vacant	
	488130002	R5	Suburban Residential	0.15	1	Vacant	
	488130003	R5	Suburban Residential	0.15	1	Vacant	
	488130004	R5	Suburban Residential	0.16	1	Vacant	
	488131001	R5	Suburban Residential	0.16	1	Vacant	
	488131002	R5	Suburban Residential	0.15	1	Vacant	
	488131003	R5	Suburban Residential	0.15	1	Vacant	
	488131004	R5	Suburban Residential	0.15	1	Vacant	
	488131005	R5	Suburban Residential	0.19	1	Vacant	
	488131006	R5	Suburban Residential	0.25	1	Vacant	
	488131007	R5	Suburban Residential	0.16	1	Vacant	
	488131008	R5	Suburban Residential	0.14	1	Vacant	
	488131009	R5	Suburban Residential	0.14	1	Vacant	
	488132006	R5	Suburban Residential	0.16	1	Vacant	
	488132007	R5	Suburban Residential	0.14	1	Vacant	
	488132008	R5	Suburban Residential	0.14	1	Vacant	
	488132009	R5	Suburban Residential	0.14	1	Vacant	
	488132010	R5	Suburban Residential	0.14	1	Vacant	
	488132011	R5	Suburban Residential	0.14	1	Vacant	
	488132012	R5	Suburban Residential	0.15	1	Vacant	
	488132013	R5	Suburban Residential	0.17	1	Vacant	
	488132014	R5	Suburban Residential	0.22	1	Vacant	
	488132015	R5	Suburban Residential	0.21	1	Vacant	
	488132016	R5	Suburban Residential	0.19	1	Vacant	
	488132017	R5	Suburban Residential	0.18	1	Vacant	
	488132018	R5	Suburban Residential	0.15	1	Vacant	
	488132019	R5	Suburban Residential	0.16	1	Vacant	
	488132020	R5	Suburban Residential	0.16	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488132021	R5	Suburban Residential	0.16	1	Vacant	
	488132022	R5	Suburban Residential	0.16	1	Vacant	
	488132023	R5	Suburban Residential	0.16	1	Vacant	
	488132024	R5	Suburban Residential	0.16	1	Vacant	
	488132025	R5	Suburban Residential	0.16	1	Vacant	
	488132029	R5	Suburban Residential	0.15	1	Vacant	
	488132030	R5	Suburban Residential	0.15	1	Vacant	
	488132031	R5	Suburban Residential	0.15	1	Vacant	
	488132032	R5	Suburban Residential	0.15	1	Vacant	
	488132033	R5	Suburban Residential	0.15	1	Vacant	
	488132034	R5	Suburban Residential	0.15	1	Vacant	
	488132035	R5	Suburban Residential	0.15	1	Vacant	
	488132036	R5	Suburban Residential	0.15	1	Vacant	
	488132037	R5	Suburban Residential	0.15	1	Vacant	
	488132038	R5	Suburban Residential	0.15	1	Vacant	
	488132039	R5	Suburban Residential	0.15	1	Vacant	
	488132040	R5	Suburban Residential	0.15	1	Vacant	
	488132041	R5	Suburban Residential	0.16	1	Vacant	
	488133001	R5	Suburban Residential	0.14	1	Vacant	
	488133002	R5	Suburban Residential	0.18	1	Vacant	
	488133003	R5	Suburban Residential	0.18	1	Vacant	
	488133004	R5	Suburban Residential	0.16	1	Vacant	
	488133005	R5	Suburban Residential	0.16	1	Vacant	
	488133006	R5	Suburban Residential	0.16	1	Vacant	
	488133007	R5	Suburban Residential	0.16	1	Vacant	
	488133008	R5	Suburban Residential	0.16	1	Vacant	
	488133009	R5	Suburban Residential	0.16	1	Vacant	
	488133010	R5	Suburban Residential	0.16	1	Vacant	
	488133011	R5	Suburban Residential	0.16	1	Vacant	
	488133012	R5	Suburban Residential	0.15	1	Vacant	
	488133013	R5	Suburban Residential	0.22	1	Vacant	
	488133014	R5	Suburban Residential	0.33	2	Vacant	
	488133015	R5	Suburban Residential	0.22	1	Vacant	
	488133016	R5	Suburban Residential	0.22	1	Vacant	
	488133019	R5	Suburban Residential	0.17	1	Vacant	
	488133020	R5	Suburban Residential	0.18	1	Vacant	
	488133021	R5	Suburban Residential	0.18	1	Vacant	
	488133022	R5	Suburban Residential	0.19	1	Vacant	
	488133023	R5	Suburban Residential	0.19	1	Vacant	
	488133024	R5	Suburban Residential	0.19	1	Vacant	
	488133025	R5	Suburban Residential	0.16	1	Vacant	
	488133026	R5	Suburban Residential	0.15	1	Vacant	
	488133027	R5	Suburban Residential	0.15	1	Vacant	
	488133028	R5	Suburban Residential	0.15	1	Vacant	
	488133029	R5	Suburban Residential	0.15	1	Vacant	
	488133030	R5	Suburban Residential	0.15	1	Vacant	
	488133031	R5	Suburban Residential	0.15	1	Vacant	
	488133032	R5	Suburban Residential	0.15	1	Vacant	
	488133033	R5	Suburban Residential	0.15	1	Vacant	
	488133034	R5	Suburban Residential	0.15	1	Vacant	
	488133035	R5	Suburban Residential	0.15	1	Vacant	
	488133036	R5	Suburban Residential	0.15	1	Vacant	
	488133037	R5	Suburban Residential	0.15	1	Vacant	
	488133038	R5	Suburban Residential	0.15	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488140001	R5	Suburban Residential	0.17	1	Vacant	
	488140002	R5	Suburban Residential	0.18	1	Vacant	
	488140003	R5	Suburban Residential	0.17	1	Vacant	
	488140004	R5	Suburban Residential	0.16	1	Vacant	
	488140005	R5	Suburban Residential	0.14	1	Vacant	
	488140006	R5	Suburban Residential	0.14	1	Vacant	
	488140010	R5	Suburban Residential	0.25	1	Vacant	
	488140011	R5	Suburban Residential	0.16	1	Vacant	
	488140012	R5	Suburban Residential	0.18	1	Vacant	
	488140013	R5	Suburban Residential	0.16	1	Vacant	
	488140014	R5	Suburban Residential	0.14	1	Vacant	
	488140016	R5	Suburban Residential	0.16	1	Vacant	
	488140017	R5	Suburban Residential	0.18	1	Vacant	
	488140018	R5	Suburban Residential	0.20	1	Vacant	
	488140019	R5	Suburban Residential	0.19	1	Vacant	
	488140020	R5	Suburban Residential	0.19	1	Vacant	
	488140021	R5	Suburban Residential	0.19	1	Vacant	
	488140022	R5	Suburban Residential	0.19	1	Vacant	
	488140023	R5	Suburban Residential	0.18	1	Vacant	
	488140024	R5	Suburban Residential	0.15	1	Vacant	
	488140025	R5	Suburban Residential	0.14	1	Vacant	
	488140026	R5	Suburban Residential	0.14	1	Vacant	
	488140027	R5	Suburban Residential	0.14	1	Vacant	
	488140028	R5	Suburban Residential	0.14	1	Vacant	
	488140029	R5	Suburban Residential	0.18	1	Vacant	
	488140030	R5	Suburban Residential	0.26	1	Vacant	RDA
	488140031	R5	Suburban Residential	0.26	1	Vacant	
	488140032	R5	Suburban Residential	0.15	1	Vacant	
	488140033	R5	Suburban Residential	0.15	1	Vacant	
	488140034	R5	Suburban Residential	0.15	1	Vacant	
	488140035	R5	Suburban Residential	0.15	1	Vacant	
	488140036	R5	Suburban Residential	0.15	1	Vacant	
	488140037	R5	Suburban Residential	0.16	1	Vacant	
	488140038	R5	Suburban Residential	0.17	1	Vacant	
	488140039	R5	Suburban Residential	0.16	1	Vacant	
	488140040	R5	Suburban Residential	0.16	1	Vacant	
	488140041	R5	Suburban Residential	0.18	1	Vacant	
	488140042	R5	Suburban Residential	0.29	2	Vacant	
	488140043	R5	Suburban Residential	0.27	1	Vacant	
	488140044	R5	Suburban Residential	0.17	1	Vacant	
	488330012	R5	Suburban Residential	9.40	47	Vacant	
	488350005	R5	Suburban Residential	9.40	47	Vacant	
	488350006	R5	Suburban Residential	8.97	45	Vacant	
	488350007	R5	Suburban Residential	8.97	45	Vacant	
	488350011	R5	Suburban Residential	8.97	45	Vacant	
	488350012	R5	Suburban Residential	9.40	47	Vacant	
	488350013	R5	Suburban Residential	9.40	47	Vacant	
	488350014	R5	Suburban Residential	8.97	45	Vacant	
	478120001	VL	Suburban Residential	2.00	8	Vacant	SP
	478120002	VL	Suburban Residential	2.20	9	Vacant	SP
	478120007	VL	Suburban Residential	1.83	7	Vacant	SP
	478120008	VL	Suburban Residential	2.20	9	Vacant	SP
	478120017	VL	Suburban Residential	2.00	8	Vacant	SP
	478120018	VL	Suburban Residential	2.26	9	Vacant	SP

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478240024	VL	Suburban Residential	9.39	38	Vacant	SP
Parcels per Density Designation:		1,363	Acres per Density Designation:		5,114		
Units per Density Designation:			11,099	Units per Density Designation 80%:			8879
O/OC	291242018	O	Office	1.77	0	Vacant	RDA
	297170029	O	Office	8.46	0	Vacant	RDA
	475190005	O	Office	2.87	0	Vacant	
	479070039	O	Office	1.41	0	Vacant	RDA
	479070041	O	Office	1.26	0	Vacant	RDA
	479070046	O	Office	1.19	0	Vacant	RDA
	479070048	O	Office	2.23	0	Vacant	RDA
	479090003	O	Office	0.49	0	Vacant	RDA
	479120043	O	Office	0.34	0	Vacant	RDA
	479190014	O	Office	4.26	0	Vacant	
	482180074	O	Office	2.37	0	Vacant	
	484030001	O	Office	3.76	0	Vacant	
	484030002	O	Office	0.79	0	Vacant	
	484030003	O	Office	4.55	0	Vacant	
	486310022	O	Office	18.81	0	Vacant	
	487470022	O	Office	18.48	0	Vacant	
	488210015	O	Office	2.75	0	Vacant	
	488260012	O	Office	8.08	0	Vacant	
	488260014	O	Office	8.34	0	Vacant	
	488260017	O	Office	1.87	0	Vacant	
	488260018	O	Office	1.88	0	Vacant	
	488260021	O	Office	2.14	0	Vacant	
	488260022	O	Office	2.13	0	Vacant	
	488260033	O	Office	8.01	0	Vacant	
	488260035	O	Office	7.80	0	Vacant	
	488260037	O	Office	7.39	0	Vacant	FAULT
	488310005	O	Office	7.61	0	Vacant	
	488310006	O	Office	3.00	0	Vacant	
	488320008	O	Office	3.66	0	Vacant	
	488320009	O	Office	0.87	0	Vacant	
	291090032	OC	Office	0.12	0	Vacant	RDA
	292193023	OC	Office	0.06	0	Vacant	
	479120027	OC	Office	1.01	0	Vacant	RDA
	479120029	OC	Office	0.65	0	Vacant	RDA
	479120042	OC	Office	0.36	0	Vacant	RDA
	479131012	OC	Office	3.77	0	Vacant	RDA
	479140023	OC	Office	1.35	0	Vacant	RDA
	479140024	OC	Office	2.14	0	Vacant	RDA
	484030016	OC	Office	9.00	0	Vacant	
	484072106	OC	Office	0.20	0	Vacant	
	486240003	OC	Office	5.44	0	Vacant	
	486240004	OC	Office	1.06	0	Vacant	
	486240005	OC	Office	1.06	0	Vacant	
	486240006	OC	Office	1.21	0	Vacant	
	486240007	OC	Office	2.11	0	Vacant	
	486240012	OC	Office	1.88	0	Vacant	
	486240013	OC	Office	6.74	0	Vacant	
	486270019	OC	Office	8.26	0	Vacant	
	486310024	OC	Office	10.15	0	Vacant	FLOOD
	488080013	OC	Office	16.24	0	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
O/OC	488080014	OC	Office	8.45	0	Vacant	
	488080015	OC	Office	8.98	0	Vacant	
	488080016	OC	Office	4.48	0	Vacant	
	488080017	OC	Office	7.95	0	Vacant	

Parcels per Density Designation: 54 Acres per Density Designation: 241
 Units per Density Designation: 0 Units per Density Designation 80%: 0

Total Parcels: 1,772 Total Vacant Acres: 6,622.60
 Total Residential Units: 22,598 Total Residential Units 80%: 18,078

High Density Sites Inventory - Attachment 4

Based on 6-2007 data
Report Print Date: 7.20.2010

<u>DENSITY</u>	<u>Calculation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	<u>3</u>	486280002	R30	Multi-family	9.00	216	Vacant	
		486280004	R30	Multi-family	9.39	225	Vacant	
		486280005	R30	Multi-family	2.22	53	Vacant	
		486280006	R30	Multi-family	2.22	53	Vacant	
		486280007	R30	Multi-family	2.26	54	Vacant	
		486280008	R30	Multi-family	2.26	54	Vacant	
		486280010	R30	Multi-family	2.17	52	Vacant	
		486280011	R30	Multi-family	2.38	57	Vacant	
		486280012	R30	Multi-family	2.17	52	Vacant	
		486280013	R30	Multi-family	2.38	57	Vacant	
		486270001	R30	Office	1.80	43	Vacant	
		486270002	R30	Office	9.30	223	Vacant	
		486270003	R30	Office	9.25	222	Vacant	
		486270004	R30	Office	1.92	46	Vacant	
		486270005	R30	Office	4.62	55	Developed	
		486270006	R30	Office	4.62	111	Vacant	
		486270008	R30	Office	1.85	44	Vacant	
		486270013	R30	Office	2.09	25	Developed	
		486270014	R30	Office	2.09	25	Developed	
		486270015	R30	Office	2.09	25	Developed	
		486270016	R30	Office	2.09	25	Developed	
		486270017	R30	Office	2.64	63	Vacant	

Parcels per High Density Site: **22**

Acres per High Density Site: **80.81**

Units per High Density Site 80%: **1,780**

LOW & VERY LOW	<u>4</u>	485220017	R30	Multi-family	10.41	250	Vacant	
		485220006	R30	Suburban Residential	2.24	54	Vacant	
		485220007	R30	Suburban Residential	2.24	54	Vacant	
		485220008	R30	Suburban Residential	2.24	27	Developed	
		485220009	R30	Suburban Residential	2.24	27	Developed	
		485220015	R30	Suburban Residential	1.28	15	Developed	
		485220016	R30	Suburban Residential	1.66	20	Developed	
		485220020	R30	Suburban Residential	19.43	466	Vacant	

Parcels per High Density Site: **8**

Acres per High Density Site: **41.74**

Units per High Density Site 80%: **913**

LOW & VERY LOW	<u>5</u>	291200023	R30	Commercial	1.50	4	Developed	BSMWD, RDA
		291200025	R30	Commercial	1.50	4	Developed	BSMWD, RDA
		291200027	R30	Commercial	0.86	2	Developed	BSMWD, RDA
		291200030	R30	Commercial	0.37	1	Developed	BSMWD, RDA
		291200038	R30	Commercial	0.34	1	Developed	BSMWD, RDA
		291200039	R30	Commercial	0.95	23	Vacant	BSMWD, RDA
		291200040	R30	Commercial	0.42	1	Developed	BSMWD, RDA
		291264001	R30	Commercial	0.23	1	Developed	RDA
		291264002	R30	Commercial	0.23	1	Developed	RDA
		291264003	R30	Commercial	0.19	0	Developed	RDA
		291264004	R30	Commercial	0.19	0	Developed	RDA
		291264005	R30	Commercial	0.19	0	Developed	RDA
		291264006	R30	Commercial	0.19	0	Developed	RDA
		291264007	R30	Commercial	0.19	0	Developed	RDA
		291264008	R30	Commercial	0.21	1	Developed	RDA
		291264009	R30	Commercial	0.44	1	Developed	RDA

<u>DENSITY</u>	<u>Calculation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	<u>5</u>	291264011	R30	Commercial	3.16	8	Developed	RDA
		291264012	R30	Commercial	0.35	1	Developed	RDA
		291273001	R30	Commercial	0.55	1	Developed	FLOOD, RDA
		291273004	R30	Commercial	0.23	1	Developed	RDA
		291273005	R30	Commercial	0.31	1	Developed	RDA
		291273007	R30	Commercial	0.52	1	Developed	FLOOD, RDA
		291273008	R30	Commercial	3.88	9	Developed	FLOOD, RDA
		291200024	R30	Multi-family	2.50	60	Vacant	BSMWD, RDA

Parcels per High Density Site: 24

Acres per High Density Site: 19.50

Units per High Density Site 80%: 122

* Day and Alessandro sites have been removed from Calculation 5 and are included in Table 8-19.

Total Parcels: 54

Total Acres: 142.05

Total Residential Units 80%: 2,815

**Vacant Land Inventory - Mobilehome Sites
Attachment 5**

Based on 6-2007 data
Report Print Date: 7.20.2010

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	260040005	R5	Suburban Residential	9.67	4	Vacant	
	260040006	R5	Suburban Residential	9.67	4	Vacant	
	260040007	R5	Suburban Residential	9.67	4	Vacant	
	260040008	R5	Suburban Residential	9.67	4	Vacant	
	316100024	R5	Suburban Residential	6.73	3	Vacant	
	316160008	R5	Suburban Residential	7.25	3	Vacant	
	422070014	R5	Suburban Residential	10.09	4	Vacant	
	474100025	R5	Suburban Residential	27.68	11	Vacant	
	474110004	R5	Suburban Residential	28.05	11	Vacant	
	474200014	R5	Suburban Residential	10.00	4	Vacant	
	475060001	R5	Suburban Residential	9.14	4	Vacant	
	478090011	R5	Suburban Residential	8.04	3	Vacant	
	478220002	R5	Suburban Residential	9.39	4	Vacant	
	478220003	R5	Suburban Residential	8.98	4	Vacant	
	478220012	R5	Suburban Residential	8.98	4	Vacant	
	478220013	R5	Suburban Residential	9.39	4	Vacant	
	485020005	R5	Suburban Residential	8.04	3	Vacant	FLOOD,RDA
	485220023	R5	Suburban Residential	18.06	7	Vacant	
	485220024	R5	Suburban Residential	17.77	7	Vacant	
	485220032	R5	Suburban Residential	19.12	8	Vacant	
	486240002	R5	Suburban Residential	9.00	4	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	8	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	4	Vacant	
	486260008	R5	Suburban Residential	9.39	4	Vacant	
	486260009	R5	Suburban Residential	8.97	4	Vacant	FLOOD
	486310014	R5	Suburban Residential	8.96	4	Vacant	FLOOD
	487060002	R5	Suburban Residential	6.42	3	Vacant	
	487250001	R5	Suburban Residential	6.70	3	Vacant	RDA
	487250003	R5	Suburban Residential	18.66	7	Vacant	RDA
	487370013	R5	Suburban Residential	8.53	3	Vacant	
	487470014	R5	Suburban Residential	5.41	2	Vacant	
	487470019	R5	Suburban Residential	18.04	7	Vacant	
	487470020	R5	Suburban Residential	9.40	4	Vacant	
	487470021	R5	Suburban Residential	8.98	4	Vacant	
	488330012	R5	Suburban Residential	9.40	4	Vacant	
	488350005	R5	Suburban Residential	9.40	4	Vacant	
	488350006	R5	Suburban Residential	8.97	4	Vacant	
	488350007	R5	Suburban Residential	8.97	4	Vacant	
	488350011	R5	Suburban Residential	8.97	4	Vacant	
	488350012	R5	Suburban Residential	9.40	4	Vacant	
	488350013	R5	Suburban Residential	9.40	4	Vacant	
	488350014	R5	Suburban Residential	8.97	4	Vacant	

Parcels per Density Designation: 42 Acres per Density Designation: 466 Units per Density Designation: 193

Total Parcels: 42 Total Vacant Acres: 465.50 Total Residential Units: 193

Vacant Land Inventory - Manufactured Home Sites

Attachment 6

Based on 6-2007 data
Report Print Date: 7.20.2010

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
MODERATE	475182043	R5	Suburban Residential	1.73	1	Vacant	
Parcels per Density Designation: 1		Acres per Density Designation: 2		Units per Density Designation: 1			
ABOVE MODERATE	256030009	HR	Large Lot Residential	298.99	5	Vacant	
	256150001	HR	Large Lot Residential	33.77	1	Vacant	
	256160002	HR	Large Lot Residential	10.65	1	Vacant	
	256160010	HR	Large Lot Residential	9.55	1	Vacant	
	256160012	HR	Large Lot Residential	27.07	1	Vacant	
	256160017	HR	Large Lot Residential	10.24	1	Vacant	
	256170004	HR	Large Lot Residential	28.91	1	Vacant	
	259260002	HR	Large Lot Residential	20.00	1	Vacant	
	259260003	HR	Large Lot Residential	20.00	1	Vacant	
	259260004	HR	Large Lot Residential	10.00	1	Vacant	
	259260005	HR	Large Lot Residential	10.00	1	Vacant	
	259260006	HR	Large Lot Residential	20.00	1	Vacant	
	259260039	HR	Large Lot Residential	12.18	1	Vacant	
	264040003	HR	Large Lot Residential	12.56	1	Vacant	
	264040010	HR	Large Lot Residential	6.15	1	Vacant	
	264040011	HR	Large Lot Residential	6.15	1	Vacant	
	264040013	HR	Large Lot Residential	1.34	1	Vacant	
	264110006	HR	Large Lot Residential	2.35	1	Vacant	
	264110009	HR	Large Lot Residential	18.98	1	Vacant	
	264110010	HR	Large Lot Residential	20.04	1	Vacant	
	264110022	HR	Large Lot Residential	1.58	1	Vacant	
	264110024	HR	Large Lot Residential	1.79	1	Vacant	
	471201008	HR	Large Lot Residential	166.17	3	Vacant	
	471290003	HR	Large Lot Residential	2.57	1	Vacant	
	471290004	HR	Large Lot Residential	2.57	1	Vacant	
	471290005	HR	Large Lot Residential	2.40	1	Vacant	
	471290006	HR	Large Lot Residential	7.63	1	Vacant	
	473150002	HR	Large Lot Residential	13.75	1	Vacant	
	473150048	HR	Large Lot Residential	10.52	1	Vacant	
	473150049	HR	Large Lot Residential	15.73	1	Vacant	
	473150053	HR	Large Lot Residential	19.88	1	Vacant	FAULT
	473160001	HR	Large Lot Residential	17.50	1	Vacant	
	473160002	HR	Large Lot Residential	2.50	1	Vacant	
	474100002	HR	Large Lot Residential	20.00	1	Vacant	
	474100003	HR	Large Lot Residential	10.00	1	Vacant	
	474210001	HR	Large Lot Residential	40.00	1	Vacant	
	474210003	HR	Large Lot Residential	60.00	1	Vacant	
	474210004	HR	Large Lot Residential	60.00	1	Vacant	
	474210005	HR	Large Lot Residential	10.00	1	Vacant	
	474210006	HR	Large Lot Residential	10.00	1	Vacant	
	474210008	HR	Large Lot Residential	10.00	1	Vacant	
	474220065	HR	Large Lot Residential	13.49	1	Vacant	
	474220070	HR	Large Lot Residential	32.27	1	Vacant	
	474230005	HR	Large Lot Residential	3.32	1	Vacant	
	474230032	HR	Large Lot Residential	3.26	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
ABOVE MODERATE	474310001	HR	Large Lot Residential	5.14	1	Vacant	
	474310002	HR	Large Lot Residential	2.50	1	Vacant	
	474310003	HR	Large Lot Residential	2.50	1	Vacant	
	474310004	HR	Large Lot Residential	2.51	1	Vacant	
	474310005	HR	Large Lot Residential	2.62	1	Vacant	
	474320003	HR	Large Lot Residential	1.07	1	Vacant	
	474320005	HR	Large Lot Residential	1.02	1	Vacant	
	474341005	HR	Large Lot Residential	1.72	1	Vacant	
	474341006	HR	Large Lot Residential	1.40	1	Vacant	
	474341007	HR	Large Lot Residential	0.91	1	Vacant	
	474341008	HR	Large Lot Residential	1.02	1	Vacant	
	474410017	HR	Large Lot Residential	0.00	1	Vacant	
	474410028	HR	Large Lot Residential	1.43	1	Vacant	
	474410029	HR	Large Lot Residential	1.59	1	Vacant	
	474500010	HR	Large Lot Residential	2.47	1	Vacant	
	478020023	HR	Large Lot Residential	24.86	1	Vacant	
	478020027	HR	Large Lot Residential	23.43	1	Vacant	
	488160001	HR	Large Lot Residential	19.38	1	Vacant	
	488160003	HR	Large Lot Residential	10.42	1	Vacant	
	488190031	HR	Large Lot Residential	1.80	1	Vacant	
	488190033	HR	Large Lot Residential	2.75	1	Vacant	
	488200015	HR	Large Lot Residential	2.51	1	Vacant	
	264030015	R1	Large Lot Residential	118.70	10	Vacant	
	264040006	R1	Large Lot Residential	3.00	1	Vacant	
	264040009	R1	Large Lot Residential	6.15	1	Vacant	
	264040012	R1	Large Lot Residential	1.52	1	Vacant	
	264040014	R1	Large Lot Residential	0.92	1	Vacant	
	264040015	R1	Large Lot Residential	0.92	1	Vacant	
	264040016	R1	Large Lot Residential	0.95	1	Vacant	
	264110018	R1	Large Lot Residential	0.26	1	Vacant	
	264110027	R1	Large Lot Residential	0.97	1	Vacant	
	264110028	R1	Large Lot Residential	1.24	1	Vacant	
	264175001	R1	Large Lot Residential	1.06	1	Vacant	
	264175002	R1	Large Lot Residential	1.11	1	Vacant	
	264175003	R1	Large Lot Residential	1.05	1	Vacant	
	264175004	R1	Large Lot Residential	1.27	1	Vacant	
	264312001	R1	Large Lot Residential	0.98	1	Vacant	
	473120069	R1	Large Lot Residential	64.70	5	Vacant	FAULT
	473150050	R1	Large Lot Residential	1.17	1	Vacant	
	473150051	R1	Large Lot Residential	15.77	1	Vacant	
	473150052	R1	Large Lot Residential	21.37	2	Vacant	FAULT
	473150058	R1	Large Lot Residential	8.34	1	Vacant	
	473150059	R1	Large Lot Residential	9.00	1	Vacant	FAULT
	473150061	R1	Large Lot Residential	9.33	1	Vacant	FAULT
	473150063	R1	Large Lot Residential	11.94	1	Vacant	
	473174002	R1	Large Lot Residential	9.39	1	Vacant	
	473174003	R1	Large Lot Residential	9.39	1	Vacant	
	473174004	R1	Large Lot Residential	8.96	1	Vacant	
	473174005	R1	Large Lot Residential	8.96	1	Vacant	
	473174007	R1	Large Lot Residential	9.39	1	Vacant	
	473174008	R1	Large Lot Residential	8.55	1	Vacant	
	473174010	R1	Large Lot Residential	2.15	1	Vacant	
	473174012	R1	Large Lot Residential	2.17	1	Vacant	
	473174013	R1	Large Lot Residential	2.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	473210005	R1	Large Lot Residential	3.90	1	Vacant	FAULT
	473220004	R1	Large Lot Residential	3.68	1	Vacant	FAULT
	473220009	R1	Large Lot Residential	9.39	1	Vacant	
	473220010	R1	Large Lot Residential	7.74	1	Vacant	
	473220011	R1	Large Lot Residential	1.65	1	Vacant	
	473220015	R1	Large Lot Residential	9.39	1	Vacant	
	473220017	R1	Large Lot Residential	16.10	1	Vacant	FAULT
	473220043	R1	Large Lot Residential	5.84	1	Vacant	
	473220044	R1	Large Lot Residential	13.03	1	Vacant	FAULT
	473220057	R1	Large Lot Residential	0.85	1	Vacant	
	473220064	R1	Large Lot Residential	0.99	1	Vacant	
	473220071	R1	Large Lot Residential	1.17	1	Vacant	
	473220072	R1	Large Lot Residential	1.70	1	Vacant	
	473220075	R1	Large Lot Residential	2.78	1	Vacant	FAULT
	473250003	R1	Large Lot Residential	8.98	1	Vacant	
	473250028	R1	Large Lot Residential	1.44	1	Vacant	
	473250029	R1	Large Lot Residential	9.55	1	Vacant	
	473250030	R1	Large Lot Residential	2.71	1	Vacant	
	473250042	R1	Large Lot Residential	3.86	1	Vacant	
	473250050	R1	Large Lot Residential	1.10	1	Vacant	
	473250051	R1	Large Lot Residential	1.10	1	Vacant	
	473290003	R1	Large Lot Residential	2.35	1	Vacant	
	473290006	R1	Large Lot Residential	1.50	1	Vacant	
	473290007	R1	Large Lot Residential	4.70	1	Vacant	
	473290011	R1	Large Lot Residential	2.00	1	Vacant	
	473290012	R1	Large Lot Residential	6.98	1	Vacant	
	473290013	R1	Large Lot Residential	9.39	1	Vacant	
	473290014	R1	Large Lot Residential	9.39	1	Vacant	
	473290015	R1	Large Lot Residential	8.54	1	Vacant	
	473290018	R1	Large Lot Residential	0.85	1	Vacant	
	473290019	R1	Large Lot Residential	4.08	1	Vacant	
	473310001	R1	Large Lot Residential	55.60	4	Vacant	
	473310013	R1	Large Lot Residential	0.88	1	Vacant	
	473310016	R1	Large Lot Residential	1.20	1	Vacant	
	473401017	R1	Large Lot Residential	0.38	1	Vacant	
	474230038	R1	Large Lot Residential	0.78	1	Vacant	
	474250003	R1	Large Lot Residential	10.00	1	Vacant	
	474250032	R1	Large Lot Residential	2.59	1	Vacant	
	474250033	R1	Large Lot Residential	2.53	1	Vacant	
	474260011	R1	Large Lot Residential	3.37	1	Vacant	
	474260056	R1	Large Lot Residential	2.70	1	Vacant	
	474271001	R1	Large Lot Residential	0.06	1	Vacant	
	474271008	R1	Large Lot Residential	1.55	1	Vacant	
	474271011	R1	Large Lot Residential	2.81	1	Vacant	
	474272030	R1	Large Lot Residential	2.95	1	Vacant	
	474272033	R1	Large Lot Residential	2.41	1	Vacant	
	481041028	R1	Large Lot Residential	0.11	1	Vacant	SP,RDA
	481090023	R1	Large Lot Residential	0.30	1	Vacant	SP,FLOOD,RDA
	488250003	R1	Large Lot Residential	8.98	1	Vacant	
	488250004	R1	Large Lot Residential	9.41	1	Vacant	
	488250005	R1	Large Lot Residential	9.40	1	Vacant	
	488250006	R1	Large Lot Residential	8.09	1	Vacant	
	488250008	R1	Large Lot Residential	8.55	1	Vacant	
	488250009	R1	Large Lot Residential	9.40	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
ABOVE MODERATE	488250010	R1	Large Lot Residential	9.40	1	Vacant	
	488250011	R1	Large Lot Residential	8.74	1	Vacant	
	488260001	R1	Large Lot Residential	2.00	1	Vacant	
	488260002	R1	Large Lot Residential	2.00	1	Vacant	
	488260007	R1	Large Lot Residential	4.70	1	Vacant	
	488260008	R1	Large Lot Residential	4.70	1	Vacant	
	488260009	R1	Large Lot Residential	8.97	1	Vacant	
	488260010	R1	Large Lot Residential	8.97	1	Vacant	
	488260011	R1	Large Lot Residential	9.40	1	Vacant	
	488260013	R1	Large Lot Residential	9.40	1	Vacant	
	488260015	R1	Large Lot Residential	2.48	1	Vacant	
	488260016	R1	Large Lot Residential	2.19	1	Vacant	
	488260019	R1	Large Lot Residential	2.83	1	Vacant	
	488260020	R1	Large Lot Residential	2.51	1	Vacant	
	488260023	R1	Large Lot Residential	8.97	1	Vacant	FAULT
	488260024	R1	Large Lot Residential	8.97	1	Vacant	
	488260025	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260026	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260027	R1	Large Lot Residential	18.80	2	Vacant	FAULT
	488260029	R1	Large Lot Residential	6.45	1	Vacant	FAULT
	488260030	R1	Large Lot Residential	8.80	1	Vacant	FAULT
	488260031	R1	Large Lot Residential	16.60	1	Vacant	
	488260032	R1	Large Lot Residential	9.39	1	Vacant	
	488260034	R1	Large Lot Residential	9.40	1	Vacant	FAULT
	488260036	R1	Large Lot Residential	8.97	1	Vacant	FAULT
	488310001	R1	Large Lot Residential	8.97	1	Vacant	
	488310002	R1	Large Lot Residential	9.39	1	Vacant	
	488310003	R1	Large Lot Residential	9.39	1	Vacant	
	488310004	R1	Large Lot Residential	8.19	1	Vacant	
	488320007	R1	Large Lot Residential	0.19	1	Vacant	
	422020009	RR	Large Lot Residential	7.67	1	Vacant	FAULT
	473171034	RR	Large Lot Residential	0.80	1	Vacant	FAULT
	473171037	RR	Large Lot Residential	1.29	1	Vacant	FAULT
	473200004	RR	Large Lot Residential	7.18	1	Vacant	FAULT
	473210001	RR	Large Lot Residential	2.15	1	Vacant	FAULT
	473220018	RR	Large Lot Residential	11.11	1	Vacant	FAULT
	473220019	RR	Large Lot Residential	9.06	1	Vacant	FAULT
	488260028	RR	Large Lot Residential	2.00	1	Vacant	FAULT
	260040026	R5	Open Space/Park	9.82	4	Vacant	SP
	260040030	R5	Open Space/Park	12.80	5	Vacant	SP
	471300003	R5	Open Space/Park	0.73	1	Vacant	SP
	471300004	R5	Open Space/Park	0.06	1	Vacant	SP
	471300005	R5	Open Space/Park	0.02	1	Vacant	SP
	256040012	R2	Residential 2 Dwellings/Acr	30.78	5	Vacant	
	471201010	R2	Residential 2 Dwellings/Acr	29.47	5	Vacant	
	471290017	R2	Residential 2 Dwellings/Acr	0.62	1	Vacant	
	471300002	R2	Residential 2 Dwellings/Acr	8.04	1	Vacant	
	471300006	R2	Residential 2 Dwellings/Acr	8.00	1	Vacant	
	473120023	R2	Residential 2 Dwellings/Acr	25.93	4	Vacant	
	473171020	R2	Residential 2 Dwellings/Acr	6.50	1	Vacant	
	473171022	R2	Residential 2 Dwellings/Acr	6.12	1	Vacant	
	473401021	R2	Residential 2 Dwellings/Acr	5.69	1	Vacant	
	474220026	R2	Residential 2 Dwellings/Acr	0.09	1	Vacant	
	474220035	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	474220044	R2	Residential 2 Dwellings/Acr	0.01	1	Vacant	
	474371008	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371010	R2	Residential 2 Dwellings/Acr	0.50	1	Vacant	
	474371015	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371017	R2	Residential 2 Dwellings/Acr	0.32	1	Vacant	
	474371018	R2	Residential 2 Dwellings/Acr	0.40	1	Vacant	
	474381001	R2	Residential 2 Dwellings/Acr	0.35	1	Vacant	
	474500002	R2	Residential 2 Dwellings/Acr	17.68	3	Vacant	
	474500005	R2	Residential 2 Dwellings/Acr	5.20	1	Vacant	
	488032002	R2	Residential 2 Dwellings/Acr	0.56	1	Vacant	
	488060006	R2	Residential 2 Dwellings/Acr	0.55	1	Vacant	
	488080003	R2	Residential 2 Dwellings/Acr	17.31	3	Vacant	
	488080011	R2	Residential 2 Dwellings/Acr	8.54	1	Vacant	
	488080012	R2	Residential 2 Dwellings/Acr	7.44	1	Vacant	
	488270019	R2	Residential 2 Dwellings/Acr	0.87	1	Vacant	
	488270020	R2	Residential 2 Dwellings/Acr	0.89	1	Vacant	
	488270021	R2	Residential 2 Dwellings/Acr	3.78	1	Vacant	
	488270022	R2	Residential 2 Dwellings/Acr	0.88	1	Vacant	
	488270023	R2	Residential 2 Dwellings/Acr	0.87	1	Vacant	
	473150012	RA2	Residential Agriculture 2 D\	0.37	1	Vacant	
	473150015	RA2	Residential Agriculture 2 D\	8.50	1	Vacant	
	473150025	RA2	Residential Agriculture 2 D\	1.80	1	Vacant	
	473150079	RA2	Residential Agriculture 2 D\	17.25	3	Vacant	
	473160004	RA2	Residential Agriculture 2 D\	75.10	12	Vacant	
	473160007	RA2	Residential Agriculture 2 D\	36.15	6	Vacant	
	473160008	RA2	Residential Agriculture 2 D\	27.32	4	Vacant	
	473160011	RA2	Residential Agriculture 2 D\	9.22	1	Vacant	
	473160013	RA2	Residential Agriculture 2 D\	9.20	1	Vacant	
	473160017	RA2	Residential Agriculture 2 D\	32.35	5	Vacant	
	473160018	RA2	Residential Agriculture 2 D\	9.09	1	Vacant	
	473160019	RA2	Residential Agriculture 2 D\	9.05	1	Vacant	
	473230009	RA2	Residential Agriculture 2 D\	3.64	1	Vacant	FAULT
	473280011	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473280012	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	473280013	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	473280014	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473280015	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473280016	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	473280018	RA2	Residential Agriculture 2 D\	1.14	1	Vacant	
	473280019	RA2	Residential Agriculture 2 D\	1.14	1	Vacant	
	473300001	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	473300002	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473300003	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473300004	RA2	Residential Agriculture 2 D\	4.70	1	Vacant	
	473300005	RA2	Residential Agriculture 2 D\	4.27	1	Vacant	
	473300008	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473300009	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	473300010	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	474130034	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	474142006	RA2	Residential Agriculture 2 D\	4.80	1	Vacant	
	474161016	RA2	Residential Agriculture 2 D\	0.08	1	Vacant	
	474161035	RA2	Residential Agriculture 2 D\	1.15	1	Vacant	
	474170008	RA2	Residential Agriculture 2 D\	1.67	1	Vacant	
	474180012	RA2	Residential Agriculture 2 D\	0.72	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	474180013	RA2	Residential Agriculture 2 D\	1.29	1	Vacant	
	474180028	RA2	Residential Agriculture 2 D\	2.50	1	Vacant	
	474250011	RA2	Residential Agriculture 2 D\	1.02	1	Vacant	
	474250015	RA2	Residential Agriculture 2 D\	13.41	2	Vacant	
	474250017	RA2	Residential Agriculture 2 D\	0.53	1	Vacant	
	474250057	RA2	Residential Agriculture 2 D\	1.02	1	Vacant	
	474250058	RA2	Residential Agriculture 2 D\	0.36	1	Vacant	
	474590034	RA2	Residential Agriculture 2 D\	1.00	1	Vacant	
	474590036	RA2	Residential Agriculture 2 D\	1.50	1	Vacant	
	474590037	RA2	Residential Agriculture 2 D\	0.90	1	Vacant	
	474590039	RA2	Residential Agriculture 2 D\	1.01	1	Vacant	
	475060023	RA2	Residential Agriculture 2 D\	0.46	1	Vacant	
	478020024	RA2	Residential Agriculture 2 D\	20.04	3	Vacant	
	478020025	RA2	Residential Agriculture 2 D\	20.95	3	Vacant	
	478020026	RA2	Residential Agriculture 2 D\	26.87	4	Vacant	
	478020030	RA2	Residential Agriculture 2 D\	22.09	4	Vacant	
	478020031	RA2	Residential Agriculture 2 D\	1.00	1	Vacant	
	478020035	RA2	Residential Agriculture 2 D\	7.98	1	Vacant	
	478020037	RA2	Residential Agriculture 2 D\	8.15	1	Vacant	
	478142017	RA2	Residential Agriculture 2 D\	0.49	1	Vacant	
	478142029	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478230008	RA2	Residential Agriculture 2 D\	36.38	6	Vacant	
	478230015	RA2	Residential Agriculture 2 D\	8.69	1	Vacant	
	478230016	RA2	Residential Agriculture 2 D\	9.10	1	Vacant	
	478240002	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	478240003	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	478240005	RA2	Residential Agriculture 2 D\	9.10	1	Vacant	
	478240006	RA2	Residential Agriculture 2 D\	9.10	1	Vacant	
	478240007	RA2	Residential Agriculture 2 D\	8.69	1	Vacant	
	478240008	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	478240021	RA2	Residential Agriculture 2 D\	8.68	1	Vacant	
	478240022	RA2	Residential Agriculture 2 D\	8.84	1	Vacant	
	478240023	RA2	Residential Agriculture 2 D\	8.84	1	Vacant	
	478240031	RA2	Residential Agriculture 2 D\	2.05	1	Vacant	
	478240032	RA2	Residential Agriculture 2 D\	2.05	1	Vacant	
	478240033	RA2	Residential Agriculture 2 D\	1.76	1	Vacant	
	478240034	RA2	Residential Agriculture 2 D\	1.76	1	Vacant	
	478370003	RA2	Residential Agriculture 2 D\	0.43	1	Vacant	
	478370004	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370005	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370006	RA2	Residential Agriculture 2 D\	0.42	1	Vacant	
	478370007	RA2	Residential Agriculture 2 D\	0.56	1	Vacant	
	478370008	RA2	Residential Agriculture 2 D\	0.56	1	Vacant	
	478370013	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478370014	RA2	Residential Agriculture 2 D\	0.76	1	Vacant	
	478371001	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478371002	RA2	Residential Agriculture 2 D\	0.21	1	Vacant	
	478371003	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478371004	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478371005	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478371006	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	
	478371007	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478371008	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	
	478371009	RA2	Residential Agriculture 2 D\	0.38	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478371010	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400001	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400002	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400003	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400004	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400006	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400007	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478400008	RA2	Residential Agriculture 2 D\	0.59	1	Vacant	
	478400009	RA2	Residential Agriculture 2 D\	0.52	1	Vacant	
	478400012	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400013	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478400014	RA2	Residential Agriculture 2 D\	0.69	1	Vacant	
	478400015	RA2	Residential Agriculture 2 D\	0.63	1	Vacant	
	478400016	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478400017	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478400018	RA2	Residential Agriculture 2 D\	0.23	1	Vacant	
	478410005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410006	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410007	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410008	RA2	Residential Agriculture 2 D\	0.45	1	Vacant	
	478410009	RA2	Residential Agriculture 2 D\	0.45	1	Vacant	
	478410010	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478410011	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410012	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410013	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478410014	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410015	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478410016	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412001	RA2	Residential Agriculture 2 D\	0.44	1	Vacant	
	478412002	RA2	Residential Agriculture 2 D\	0.72	1	Vacant	
	478412003	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412004	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412005	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412006	RA2	Residential Agriculture 2 D\	0.39	1	Vacant	
	478412007	RA2	Residential Agriculture 2 D\	0.43	1	Vacant	
	478412008	RA2	Residential Agriculture 2 D\	0.61	1	Vacant	
	478412009	RA2	Residential Agriculture 2 D\	0.47	1	Vacant	
	478412010	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412011	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412012	RA2	Residential Agriculture 2 D\	0.41	1	Vacant	
	478412013	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412014	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412015	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	478412016	RA2	Residential Agriculture 2 D\	0.40	1	Vacant	
	486250003	RA2	Residential Agriculture 2 D\	2.18	1	Vacant	FLOOD
	486290001	RA2	Residential Agriculture 2 D\	8.97	1	Vacant	
	486290002	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	486290005	RA2	Residential Agriculture 2 D\	1.06	1	Vacant	
	486290010	RA2	Residential Agriculture 2 D\	1.17	1	Vacant	
	486290028	RA2	Residential Agriculture 2 D\	8.97	1	Vacant	FLOOD
	486290032	RA2	Residential Agriculture 2 D\	8.91	1	Vacant	
	486310005	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	487060005	RA2	Residential Agriculture 2 D\	0.62	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487060006	RA2	Residential Agriculture 2 D\	0.94	1	Vacant	
	487090006	RA2	Residential Agriculture 2 D\	0.80	1	Vacant	
	487140011	RA2	Residential Agriculture 2 D\	0.48	1	Vacant	
	487140013	RA2	Residential Agriculture 2 D\	0.48	1	Vacant	
	487150001	RA2	Residential Agriculture 2 D\	0.76	1	Vacant	
	487150014	RA2	Residential Agriculture 2 D\	2.08	1	Vacant	
	487150015	RA2	Residential Agriculture 2 D\	2.80	1	Vacant	
	487150016	RA2	Residential Agriculture 2 D\	2.58	1	Vacant	
	487150018	RA2	Residential Agriculture 2 D\	2.30	1	Vacant	
	487160001	RA2	Residential Agriculture 2 D\	9.73	2	Vacant	
	487170001	RA2	Residential Agriculture 2 D\	5.99	1	Vacant	
	487170004	RA2	Residential Agriculture 2 D\	4.57	1	Vacant	
	487170005	RA2	Residential Agriculture 2 D\	4.89	1	Vacant	
	487470001	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	487470002	RA2	Residential Agriculture 2 D\	4.70	1	Vacant	
	487470006	RA2	Residential Agriculture 2 D\	2.87	1	Vacant	
	488080004	RA2	Residential Agriculture 2 D\	18.91	3	Vacant	
	488080005	RA2	Residential Agriculture 2 D\	8.67	1	Vacant	
	488080006	RA2	Residential Agriculture 2 D\	8.37	1	Vacant	
	488080007	RA2	Residential Agriculture 2 D\	8.37	1	Vacant	
	488080008	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	488080009	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	488080010	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	488160004	RA2	Residential Agriculture 2 D\	12.20	2	Vacant	
	488160005	RA2	Residential Agriculture 2 D\	6.03	1	Vacant	
	488170007	RA2	Residential Agriculture 2 D\	1.82	1	Vacant	
	488170011	RA2	Residential Agriculture 2 D\	8.07	1	Vacant	
	488180017	RA2	Residential Agriculture 2 D\	0.58	1	Vacant	
	488180022	RA2	Residential Agriculture 2 D\	18.82	3	Vacant	
	488180023	RA2	Residential Agriculture 2 D\	10.00	2	Vacant	
	488180024	RA2	Residential Agriculture 2 D\	14.73	2	Vacant	
	488180025	RA2	Residential Agriculture 2 D\	9.52	2	Vacant	
	488190023	RA2	Residential Agriculture 2 D\	0.92	1	Vacant	
	488250001	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	488250002	RA2	Residential Agriculture 2 D\	8.97	1	Vacant	
	488250013	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	488250014	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	488300002	RA2	Residential Agriculture 2 D\	6.90	1	Vacant	
	488330009	RA2	Residential Agriculture 2 D\	4.48	1	Vacant	
	488330010	RA2	Residential Agriculture 2 D\	4.48	1	Vacant	
	488330014	RA2	Residential Agriculture 2 D\	4.21	1	Vacant	
	488330015	RA2	Residential Agriculture 2 D\	4.48	1	Vacant	
	488330016	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	488330017	RA2	Residential Agriculture 2 D\	9.39	2	Vacant	
	488330018	RA2	Residential Agriculture 2 D\	8.97	1	Vacant	
	488340001	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	488340002	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	488340009	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	488340010	RA2	Residential Agriculture 2 D\	9.40	2	Vacant	
	488340011	RA2	Residential Agriculture 2 D\	8.98	1	Vacant	
	474500017	R1	Suburban Residential	15.16	1	Vacant	SP
	259240004	R3	Suburban Residential	2.39	1	Vacant	
	259260027	R3	Suburban Residential	2.46	1	Vacant	
	259260029	R3	Suburban Residential	4.80	1	Vacant	

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ABOVE MODERATE	259260030	R3	Suburban Residential	6.65	2	Vacant	
	259260036	R3	Suburban Residential	2.35	1	Vacant	
	259260037	R3	Suburban Residential	2.11	1	Vacant	
	259260038	R3	Suburban Residential	2.30	1	Vacant	
	259260040	R3	Suburban Residential	2.47	1	Vacant	
	259260041	R3	Suburban Residential	2.50	1	Vacant	
	259260042	R3	Suburban Residential	2.29	1	Vacant	
	259520030	R3	Suburban Residential	0.13	1	Vacant	
	474490025	R3	Suburban Residential	43.21	10	Vacant	
	474711001	R3	Suburban Residential	0.55	1	Vacant	
	474711002	R3	Suburban Residential	0.54	1	Vacant	
	474711003	R3	Suburban Residential	0.53	1	Vacant	
	474711004	R3	Suburban Residential	0.70	1	Vacant	
	474711005	R3	Suburban Residential	0.54	1	Vacant	
	474711006	R3	Suburban Residential	0.57	1	Vacant	
	474711007	R3	Suburban Residential	0.66	1	Vacant	
	474711008	R3	Suburban Residential	0.57	1	Vacant	
	474711009	R3	Suburban Residential	0.37	1	Vacant	
	474711010	R3	Suburban Residential	0.45	1	Vacant	
	474712001	R3	Suburban Residential	0.48	1	Vacant	
	474712002	R3	Suburban Residential	0.47	1	Vacant	
	474712003	R3	Suburban Residential	0.51	1	Vacant	
	474712004	R3	Suburban Residential	0.75	1	Vacant	
	474712005	R3	Suburban Residential	0.40	1	Vacant	
	474712006	R3	Suburban Residential	0.42	1	Vacant	
	474712007	R3	Suburban Residential	0.55	1	Vacant	
	474713001	R3	Suburban Residential	0.48	1	Vacant	
	474713002	R3	Suburban Residential	0.59	1	Vacant	
	474713003	R3	Suburban Residential	0.40	1	Vacant	
	474720001	R3	Suburban Residential	0.51	1	Vacant	
	474720002	R3	Suburban Residential	0.52	1	Vacant	
	474720003	R3	Suburban Residential	0.52	1	Vacant	
	474720004	R3	Suburban Residential	0.54	1	Vacant	
	474720016	R3	Suburban Residential	0.32	1	Vacant	
	474721001	R3	Suburban Residential	0.41	1	Vacant	
	474721002	R3	Suburban Residential	0.47	1	Vacant	
	474721003	R3	Suburban Residential	0.47	1	Vacant	
	474721004	R3	Suburban Residential	0.47	1	Vacant	
	474721005	R3	Suburban Residential	0.46	1	Vacant	
	474722001	R3	Suburban Residential	0.88	1	Vacant	
	474722002	R3	Suburban Residential	0.62	1	Vacant	
	474722003	R3	Suburban Residential	0.60	1	Vacant	
	474722004	R3	Suburban Residential	0.52	1	Vacant	
	474722005	R3	Suburban Residential	0.45	1	Vacant	
	474722006	R3	Suburban Residential	0.44	1	Vacant	
	474722007	R3	Suburban Residential	0.39	1	Vacant	
	474723001	R3	Suburban Residential	0.54	1	Vacant	
	474723002	R3	Suburban Residential	0.58	1	Vacant	
	478040014	R3	Suburban Residential	0.76	1	Vacant	
	478040015	R3	Suburban Residential	2.65	1	Vacant	
	478040016	R3	Suburban Residential	1.26	1	Vacant	FLOOD
	478040017	R3	Suburban Residential	1.56	1	Vacant	FLOOD
	478040018	R3	Suburban Residential	1.47	1	Vacant	FLOOD
	478040020	R3	Suburban Residential	2.56	1	Vacant	FLOOD

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ABOVE MODERATE	478040021	R3	Suburban Residential	1.79	1	Vacant	FLOOD
	478040024	R3	Suburban Residential	3.31	1	Vacant	
	478040025	R3	Suburban Residential	1.02	1	Vacant	
	478040027	R3	Suburban Residential	3.66	1	Vacant	
	478060005	R3	Suburban Residential	4.18	1	Vacant	
	478060006	R3	Suburban Residential	8.61	2	Vacant	
	478060008	R3	Suburban Residential	4.55	1	Vacant	
	478060013	R3	Suburban Residential	1.17	1	Vacant	
	478070013	R3	Suburban Residential	1.26	1	Vacant	
	478070014	R3	Suburban Residential	1.26	1	Vacant	
	478080002	R3	Suburban Residential	5.84	1	Vacant	
	478080004	R3	Suburban Residential	2.34	1	Vacant	
	478080005	R3	Suburban Residential	2.34	1	Vacant	
	478080007	R3	Suburban Residential	9.10	2	Vacant	
	478080008	R3	Suburban Residential	8.69	2	Vacant	FLOOD
	478080009	R3	Suburban Residential	0.69	1	Vacant	
	478080010	R3	Suburban Residential	0.71	1	Vacant	
	478080011	R3	Suburban Residential	0.57	1	Vacant	
	478080013	R3	Suburban Residential	8.97	2	Vacant	FLOOD
	478100002	R3	Suburban Residential	6.58	2	Vacant	FLOOD
	478100018	R3	Suburban Residential	6.39	2	Vacant	
	478100022	R3	Suburban Residential	3.76	1	Vacant	FLOOD
	478100023	R3	Suburban Residential	3.29	1	Vacant	FLOOD
	478100024	R3	Suburban Residential	1.26	1	Vacant	FLOOD
	478100025	R3	Suburban Residential	1.10	1	Vacant	
	478151036	R3	Suburban Residential	0.40	1	Vacant	
	478165002	R3	Suburban Residential	0.17	1	Vacant	
	478165021	R3	Suburban Residential	0.18	1	Vacant	
	478165022	R3	Suburban Residential	0.17	1	Vacant	
	478165023	R3	Suburban Residential	0.18	1	Vacant	
	478165024	R3	Suburban Residential	0.17	1	Vacant	
	478166015	R3	Suburban Residential	0.16	1	Vacant	
	478166028	R3	Suburban Residential	0.18	1	Vacant	
	478166030	R3	Suburban Residential	0.38	1	Vacant	
	478166031	R3	Suburban Residential	0.17	1	Vacant	
	478166032	R3	Suburban Residential	0.09	1	Vacant	
	478166033	R3	Suburban Residential	0.09	1	Vacant	
	478171010	R3	Suburban Residential	0.72	1	Vacant	
	478172003	R3	Suburban Residential	0.20	1	Vacant	
	478174027	R3	Suburban Residential	0.18	1	Vacant	
	478174035	R3	Suburban Residential	0.07	1	Vacant	
	478175002	R3	Suburban Residential	0.32	1	Vacant	
	478175004	R3	Suburban Residential	0.08	1	Vacant	
	478182002	R3	Suburban Residential	0.18	1	Vacant	
	478182011	R3	Suburban Residential	0.08	1	Vacant	
	478182058	R3	Suburban Residential	0.18	1	Vacant	
	478182060	R3	Suburban Residential	0.14	1	Vacant	
	478192050	R3	Suburban Residential	0.19	1	Vacant	
	478202053	R3	Suburban Residential	0.57	1	Vacant	
	478250001	R3	Suburban Residential	18.83	4	Vacant	FLOOD
	478280023	R3	Suburban Residential	0.23	1	Vacant	
	478280024	R3	Suburban Residential	0.23	1	Vacant	
	478280025	R3	Suburban Residential	0.23	1	Vacant	
	478280026	R3	Suburban Residential	0.23	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	478280027	R3	Suburban Residential	0.23	1	Vacant	
	478280028	R3	Suburban Residential	0.23	1	Vacant	
	478280029	R3	Suburban Residential	0.24	1	Vacant	
	478280030	R3	Suburban Residential	0.23	1	Vacant	
	478280031	R3	Suburban Residential	0.28	1	Vacant	
	478280032	R3	Suburban Residential	0.24	1	Vacant	
	478280033	R3	Suburban Residential	0.26	1	Vacant	
	478280034	R3	Suburban Residential	0.23	1	Vacant	
	478280035	R3	Suburban Residential	0.25	1	Vacant	
	478280036	R3	Suburban Residential	0.25	1	Vacant	
	478280037	R3	Suburban Residential	0.23	1	Vacant	
	478280038	R3	Suburban Residential	0.26	1	Vacant	
	478280039	R3	Suburban Residential	0.23	1	Vacant	
	478280040	R3	Suburban Residential	0.25	1	Vacant	
	478280041	R3	Suburban Residential	0.24	1	Vacant	
	478280042	R3	Suburban Residential	0.23	1	Vacant	
	478353001	R3	Suburban Residential	1.00	1	Vacant	FLOOD
	478360029	R3	Suburban Residential	0.24	1	Vacant	
	478362001	R3	Suburban Residential	1.30	1	Vacant	FLOOD
	486260002	R3	Suburban Residential	9.00	2	Vacant	
	486260007	R3	Suburban Residential	8.97	2	Vacant	
	486260010	R3	Suburban Residential	8.53	2	Vacant	
	486260011	R3	Suburban Residential	8.94	2	Vacant	
	488132001	R3	Suburban Residential	0.30	1	Vacant	
	488132002	R3	Suburban Residential	0.23	1	Vacant	
	488132003	R3	Suburban Residential	0.23	1	Vacant	
	488132004	R3	Suburban Residential	0.23	1	Vacant	
	488132005	R3	Suburban Residential	0.23	1	Vacant	
	488132042	R3	Suburban Residential	0.59	1	Vacant	
	488140007	R3	Suburban Residential	0.27	1	Vacant	
	488140008	R3	Suburban Residential	0.26	1	Vacant	
	488140009	R3	Suburban Residential	0.29	1	Vacant	
	488190024	R3	Suburban Residential	6.89	2	Vacant	
	488190027	R3	Suburban Residential	9.40	2	Vacant	
	488190032	R3	Suburban Residential	2.20	1	Vacant	
	488200012	R3	Suburban Residential	2.08	1	Vacant	
	488200022	R3	Suburban Residential	1.78	1	Vacant	
	488200023	R3	Suburban Residential	1.45	1	Vacant	
	488200025	R3	Suburban Residential	27.55	7	Vacant	
	488210004	R3	Suburban Residential	1.08	1	Vacant	
	488210006	R3	Suburban Residential	10.60	3	Vacant	
	488210007	R3	Suburban Residential	10.60	3	Vacant	
	488210020	R3	Suburban Residential	9.10	2	Vacant	
	488210021	R3	Suburban Residential	9.10	2	Vacant	
	488220002	R3	Suburban Residential	9.40	2	Vacant	FLOOD
	488220003	R3	Suburban Residential	9.40	2	Vacant	FLOOD
	488220004	R3	Suburban Residential	8.61	2	Vacant	FLOOD
	488220005	R3	Suburban Residential	9.10	2	Vacant	FLOOD
	488220006	R3	Suburban Residential	2.73	1	Vacant	FLOOD
	488220007	R3	Suburban Residential	3.09	1	Vacant	
	488220011	R3	Suburban Residential	0.80	1	Vacant	
	488220012	R3	Suburban Residential	1.04	1	Vacant	
	256150025	R5	Suburban Residential	0.43	1	Vacant	
	256150026	R5	Suburban Residential	0.39	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	256150031	R5	Suburban Residential	0.46	1	Vacant	
	256150034	R5	Suburban Residential	0.50	1	Vacant	
	256150035	R5	Suburban Residential	0.43	1	Vacant	
	256181010	R5	Suburban Residential	0.58	1	Vacant	
	256181020	R5	Suburban Residential	0.69	1	Vacant	
	256182048	R5	Suburban Residential	1.40	1	Vacant	
	256191001	R5	Suburban Residential	0.26	1	Vacant	
	256191055	R5	Suburban Residential	0.32	1	Vacant	
	256191056	R5	Suburban Residential	0.96	1	Vacant	
	256191061	R5	Suburban Residential	0.44	1	Vacant	
	256222007	R5	Suburban Residential	0.31	1	Vacant	
	256222009	R5	Suburban Residential	0.13	1	Vacant	
	256222010	R5	Suburban Residential	0.15	1	Vacant	
	256222011	R5	Suburban Residential	0.27	1	Vacant	
	256222012	R5	Suburban Residential	0.33	1	Vacant	
	256244006	R5	Suburban Residential	0.23	1	Vacant	
	256244008	R5	Suburban Residential	0.14	1	Vacant	
	260040002	R5	Suburban Residential	4.67	2	Vacant	
	260040005	R5	Suburban Residential	9.67	4	Vacant	
	260040006	R5	Suburban Residential	9.67	4	Vacant	
	260040007	R5	Suburban Residential	9.67	4	Vacant	
	260040008	R5	Suburban Residential	9.67	4	Vacant	
	260040039	R5	Suburban Residential	1.05	1	Vacant	
	260040040	R5	Suburban Residential	4.31	2	Vacant	
	264361033	R5	Suburban Residential	0.15	1	Vacant	
	292193003	R5	Suburban Residential	0.23	1	Vacant	
	292202044	R5	Suburban Residential	0.17	1	Vacant	
	292202045	R5	Suburban Residential	0.17	1	Vacant	
	292202047	R5	Suburban Residential	0.22	1	Vacant	
	316020020	R5	Suburban Residential	1.22	1	Vacant	
	316020021	R5	Suburban Residential	1.22	1	Vacant	
	316020022	R5	Suburban Residential	0.91	1	Vacant	
	316020023	R5	Suburban Residential	0.91	1	Vacant	
	316020024	R5	Suburban Residential	4.69	2	Vacant	
	316020025	R5	Suburban Residential	4.80	2	Vacant	
	316020026	R5	Suburban Residential	4.37	2	Vacant	
	316030003	R5	Suburban Residential	1.16	1	Vacant	
	316030018	R5	Suburban Residential	2.48	1	Vacant	
	316030019	R5	Suburban Residential	2.48	1	Vacant	
	316030021	R5	Suburban Residential	1.38	1	Vacant	
	316100021	R5	Suburban Residential	3.53	1	Vacant	
	316100022	R5	Suburban Residential	3.53	1	Vacant	
	316100024	R5	Suburban Residential	6.73	3	Vacant	
	316100026	R5	Suburban Residential	3.06	1	Vacant	
	316110003	R5	Suburban Residential	2.37	1	Vacant	
	316110005	R5	Suburban Residential	4.19	2	Vacant	
	316110006	R5	Suburban Residential	3.81	2	Vacant	
	316110007	R5	Suburban Residential	1.85	1	Vacant	
	316110017	R5	Suburban Residential	4.83	2	Vacant	
	316110018	R5	Suburban Residential	4.85	2	Vacant	
	316160003	R5	Suburban Residential	0.62	1	Vacant	
	316160008	R5	Suburban Residential	7.25	3	Vacant	
	316160012	R5	Suburban Residential	0.17	1	Vacant	
	316160013	R5	Suburban Residential	0.04	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	422070014	R5	Suburban Residential	10.09	4	Vacant	
	422070034	R5	Suburban Residential	2.24	1	Vacant	
	422070036	R5	Suburban Residential	2.45	1	Vacant	
	474100025	R5	Suburban Residential	27.68	11	Vacant	
	474110004	R5	Suburban Residential	28.05	11	Vacant	
	474110014	R5	Suburban Residential	4.17	2	Vacant	
	474110017	R5	Suburban Residential	0.01	1	Vacant	
	474120008	R5	Suburban Residential	0.57	1	Vacant	
	474120010	R5	Suburban Residential	0.61	1	Vacant	
	474120011	R5	Suburban Residential	0.63	1	Vacant	
	474120045	R5	Suburban Residential	0.71	1	Vacant	
	474120046	R5	Suburban Residential	0.37	1	Vacant	
	474120047	R5	Suburban Residential	0.26	1	Vacant	
	474200014	R5	Suburban Residential	10.00	4	Vacant	
	474383001	R5	Suburban Residential	0.04	1	Vacant	
	474383002	R5	Suburban Residential	0.75	1	Vacant	
	474730001	R5	Suburban Residential	0.19	1	Vacant	
	474730002	R5	Suburban Residential	0.18	1	Vacant	
	474730003	R5	Suburban Residential	0.26	1	Vacant	
	474730004	R5	Suburban Residential	0.19	1	Vacant	
	474730008	R5	Suburban Residential	0.20	1	Vacant	
	474730009	R5	Suburban Residential	0.22	1	Vacant	
	474730010	R5	Suburban Residential	0.17	1	Vacant	
	474730011	R5	Suburban Residential	0.18	1	Vacant	
	474731002	R5	Suburban Residential	0.19	1	Vacant	
	474731003	R5	Suburban Residential	0.19	1	Vacant	
	474731004	R5	Suburban Residential	0.20	1	Vacant	
	474731005	R5	Suburban Residential	0.20	1	Vacant	
	474731006	R5	Suburban Residential	0.21	1	Vacant	
	474731007	R5	Suburban Residential	0.21	1	Vacant	
	474731008	R5	Suburban Residential	0.21	1	Vacant	
	474731010	R5	Suburban Residential	0.20	1	Vacant	
	474731014	R5	Suburban Residential	0.21	1	Vacant	
	474731015	R5	Suburban Residential	0.21	1	Vacant	
	474731016	R5	Suburban Residential	0.34	1	Vacant	
	474731017	R5	Suburban Residential	0.28	1	Vacant	
	474731018	R5	Suburban Residential	0.19	1	Vacant	
	474731019	R5	Suburban Residential	0.20	1	Vacant	
	474731020	R5	Suburban Residential	0.29	1	Vacant	
	474731021	R5	Suburban Residential	0.21	1	Vacant	
	474731022	R5	Suburban Residential	0.19	1	Vacant	
	474731023	R5	Suburban Residential	0.18	1	Vacant	
	474731024	R5	Suburban Residential	0.17	1	Vacant	
	474733007	R5	Suburban Residential	0.18	1	Vacant	
	474733008	R5	Suburban Residential	0.18	1	Vacant	
	474733009	R5	Suburban Residential	0.18	1	Vacant	
	474733010	R5	Suburban Residential	0.18	1	Vacant	
	474733011	R5	Suburban Residential	0.23	1	Vacant	
	474733012	R5	Suburban Residential	0.29	1	Vacant	
	475050002	R5	Suburban Residential	4.54	2	Vacant	
	475060001	R5	Suburban Residential	9.14	4	Vacant	
	475060011	R5	Suburban Residential	1.69	1	Vacant	
	475060014	R5	Suburban Residential	0.11	1	Vacant	
	475090003	R5	Suburban Residential	1.00	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	475100004	R5	Suburban Residential	0.02	1	Vacant	
	475100005	R5	Suburban Residential	0.03	1	Vacant	
	475100006	R5	Suburban Residential	0.01	1	Vacant	
	475100018	R5	Suburban Residential	0.03	1	Vacant	
	475100019	R5	Suburban Residential	0.16	1	Vacant	
	475111036	R5	Suburban Residential	0.38	1	Vacant	
	475141039	R5	Suburban Residential	0.41	1	Vacant	
	475150003	R5	Suburban Residential	4.82	2	Vacant	
	475160056	R5	Suburban Residential	0.19	1	Vacant	
	475160065	R5	Suburban Residential	1.48	1	Vacant	
	475160066	R5	Suburban Residential	0.12	1	Vacant	
	475210006	R5	Suburban Residential	0.59	1	Vacant	
	475210047	R5	Suburban Residential	0.38	1	Vacant	
	475220060	R5	Suburban Residential	0.68	1	Vacant	
	475220061	R5	Suburban Residential	0.73	1	Vacant	
	475220062	R5	Suburban Residential	0.88	1	Vacant	
	475220063	R5	Suburban Residential	0.82	1	Vacant	
	475232017	R5	Suburban Residential	0.21	1	Vacant	
	475250075	R5	Suburban Residential	0.26	1	Vacant	
	475250076	R5	Suburban Residential	0.26	1	Vacant	
	475272008	R5	Suburban Residential	0.16	1	Vacant	
	475280005	R5	Suburban Residential	0.03	1	Vacant	
	475280073	R5	Suburban Residential	0.23	1	Vacant	
	475280078	R5	Suburban Residential	0.16	1	Vacant	
	475280079	R5	Suburban Residential	0.16	1	Vacant	
	475280080	R5	Suburban Residential	0.16	1	Vacant	
	475280081	R5	Suburban Residential	0.16	1	Vacant	
	475280082	R5	Suburban Residential	0.16	1	Vacant	
	475280083	R5	Suburban Residential	0.16	1	Vacant	
	475280084	R5	Suburban Residential	0.16	1	Vacant	
	475280085	R5	Suburban Residential	0.16	1	Vacant	
	475351019	R5	Suburban Residential	0.96	1	Vacant	
	475360001	R5	Suburban Residential	0.22	1	Vacant	
	475360002	R5	Suburban Residential	0.21	1	Vacant	
	475360003	R5	Suburban Residential	0.21	1	Vacant	
	475360004	R5	Suburban Residential	0.21	1	Vacant	
	475360005	R5	Suburban Residential	0.21	1	Vacant	
	475360006	R5	Suburban Residential	0.21	1	Vacant	
	475360007	R5	Suburban Residential	0.21	1	Vacant	
	475360008	R5	Suburban Residential	0.21	1	Vacant	
	475360009	R5	Suburban Residential	0.21	1	Vacant	
	475361009	R5	Suburban Residential	0.22	1	Vacant	
	475361010	R5	Suburban Residential	0.22	1	Vacant	
	475361011	R5	Suburban Residential	0.22	1	Vacant	
	475361012	R5	Suburban Residential	0.22	1	Vacant	
	475361013	R5	Suburban Residential	0.22	1	Vacant	
	475361014	R5	Suburban Residential	0.22	1	Vacant	
	478090011	R5	Suburban Residential	8.04	3	Vacant	
	478090012	R5	Suburban Residential	2.44	1	Vacant	
	478090015	R5	Suburban Residential	1.86	1	Vacant	
	478090019	R5	Suburban Residential	2.18	1	Vacant	
	478090022	R5	Suburban Residential	1.09	1	Vacant	
	478090030	R5	Suburban Residential	0.81	1	Vacant	
	478090031	R5	Suburban Residential	1.14	1	Vacant	

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ABOVE MODERATE	478220002	R5	Suburban Residential	9.39	4	Vacant	
	478220003	R5	Suburban Residential	8.98	4	Vacant	
	478220012	R5	Suburban Residential	8.98	4	Vacant	
	478220013	R5	Suburban Residential	9.39	4	Vacant	
	479132049	R5	Suburban Residential	0.21	1	Vacant	RDA
	479150062	R5	Suburban Residential	0.97	1	Vacant	
	479170002	R5	Suburban Residential	0.20	1	Vacant	
	479170033	R5	Suburban Residential	0.69	1	Vacant	
	479391054	R5	Suburban Residential	0.03	1	Vacant	RDA
	479391060	R5	Suburban Residential	0.01	1	Vacant	RDA
	479391062	R5	Suburban Residential	0.05	1	Vacant	RDA
	479670001	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670002	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670003	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670004	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670005	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670006	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670007	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670008	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670009	R5	Suburban Residential	0.17	1	Vacant	RDA
	479670010	R5	Suburban Residential	0.18	1	Vacant	RDA
	479670031	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670032	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670033	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670034	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670035	R5	Suburban Residential	0.21	1	Vacant	RDA
	479670036	R5	Suburban Residential	0.22	1	Vacant	RDA
	479670037	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670038	R5	Suburban Residential	0.20	1	Vacant	RDA
	479670039	R5	Suburban Residential	0.19	1	Vacant	RDA
	479670040	R5	Suburban Residential	0.20	1	Vacant	RDA
	479671001	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671002	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671003	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671004	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671005	R5	Suburban Residential	0.17	1	Vacant	RDA
	479671006	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671020	R5	Suburban Residential	0.18	1	Vacant	RDA
	479671021	R5	Suburban Residential	0.24	1	Vacant	RDA
	481342020	R5	Suburban Residential	0.12	1	Vacant	
	481342021	R5	Suburban Residential	0.48	1	Vacant	
	481342022	R5	Suburban Residential	0.51	1	Vacant	
	482121001	R5	Suburban Residential	4.34	2	Vacant	RDA
	482152042	R5	Suburban Residential	0.01	1	Vacant	RDA
	482161021	R5	Suburban Residential	4.06	2	Vacant	RDA
	482161022	R5	Suburban Residential	1.15	1	Vacant	RDA
	482161023	R5	Suburban Residential	1.11	1	Vacant	RDA
	482161024	R5	Suburban Residential	2.30	1	Vacant	RDA
	482170009	R5	Suburban Residential	0.77	1	Vacant	
	482170011	R5	Suburban Residential	0.39	1	Vacant	
	482170014	R5	Suburban Residential	0.02	1	Vacant	
	482170016	R5	Suburban Residential	0.02	1	Vacant	
	482170049	R5	Suburban Residential	0.39	1	Vacant	
	482170050	R5	Suburban Residential	0.06	1	Vacant	

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ABOVE MODERATE	482170051	R5	Suburban Residential	0.03	1	Vacant	
	484201027	R5	Suburban Residential	0.17	1	Vacant	
	484201028	R5	Suburban Residential	0.17	1	Vacant	
	484201029	R5	Suburban Residential	0.17	1	Vacant	
	484201030	R5	Suburban Residential	0.17	1	Vacant	
	484201031	R5	Suburban Residential	0.17	1	Vacant	
	484201032	R5	Suburban Residential	0.18	1	Vacant	
	484201033	R5	Suburban Residential	0.19	1	Vacant	
	484201034	R5	Suburban Residential	0.17	1	Vacant	
	484201035	R5	Suburban Residential	0.17	1	Vacant	
	484201036	R5	Suburban Residential	0.17	1	Vacant	
	484201037	R5	Suburban Residential	0.17	1	Vacant	
	484201038	R5	Suburban Residential	0.26	1	Vacant	
	484201039	R5	Suburban Residential	0.27	1	Vacant	
	484201040	R5	Suburban Residential	0.24	1	Vacant	
	484201041	R5	Suburban Residential	0.17	1	Vacant	
	484201042	R5	Suburban Residential	0.17	1	Vacant	
	484201043	R5	Suburban Residential	0.21	1	Vacant	
	484201044	R5	Suburban Residential	0.19	1	Vacant	
	484201045	R5	Suburban Residential	0.17	1	Vacant	
	484201046	R5	Suburban Residential	0.17	1	Vacant	
	484201047	R5	Suburban Residential	0.23	1	Vacant	
	484201048	R5	Suburban Residential	0.27	1	Vacant	
	484201049	R5	Suburban Residential	0.26	1	Vacant	
	484201050	R5	Suburban Residential	0.17	1	Vacant	
	484201051	R5	Suburban Residential	0.17	1	Vacant	
	484201052	R5	Suburban Residential	0.17	1	Vacant	
	484201053	R5	Suburban Residential	0.17	1	Vacant	
	484201054	R5	Suburban Residential	0.18	1	Vacant	
	484203001	R5	Suburban Residential	0.20	1	Vacant	
	484203002	R5	Suburban Residential	0.19	1	Vacant	
	484203003	R5	Suburban Residential	0.19	1	Vacant	
	484203004	R5	Suburban Residential	0.17	1	Vacant	
	484203005	R5	Suburban Residential	0.17	1	Vacant	
	484203006	R5	Suburban Residential	0.17	1	Vacant	
	484203007	R5	Suburban Residential	0.17	1	Vacant	
	484203008	R5	Suburban Residential	0.19	1	Vacant	
	484203009	R5	Suburban Residential	0.25	1	Vacant	
	485020005	R5	Suburban Residential	8.04	3	Vacant	FLOOD,RDA
	485032001	R5	Suburban Residential	0.16	1	Vacant	RDA
	485032013	R5	Suburban Residential	0.17	1	Vacant	RDA
	485111001	R5	Suburban Residential	0.17	1	Vacant	
	485111002	R5	Suburban Residential	0.17	1	Vacant	
	485111003	R5	Suburban Residential	0.17	1	Vacant	
	485111004	R5	Suburban Residential	0.17	1	Vacant	
	485111005	R5	Suburban Residential	0.17	1	Vacant	
	485111006	R5	Suburban Residential	0.17	1	Vacant	
	485111007	R5	Suburban Residential	0.15	1	Vacant	
	485111008	R5	Suburban Residential	0.19	1	Vacant	
	485111009	R5	Suburban Residential	0.23	1	Vacant	
	485111010	R5	Suburban Residential	0.21	1	Vacant	
	485111011	R5	Suburban Residential	0.20	1	Vacant	
	485111012	R5	Suburban Residential	0.16	1	Vacant	
	485111013	R5	Suburban Residential	0.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485111014	R5	Suburban Residential	0.17	1	Vacant	
	485111015	R5	Suburban Residential	0.17	1	Vacant	
	485111016	R5	Suburban Residential	0.17	1	Vacant	
	485111017	R5	Suburban Residential	0.17	1	Vacant	
	485111018	R5	Suburban Residential	0.19	1	Vacant	
	485112001	R5	Suburban Residential	0.19	1	Vacant	
	485112002	R5	Suburban Residential	0.17	1	Vacant	
	485112003	R5	Suburban Residential	0.17	1	Vacant	
	485112004	R5	Suburban Residential	0.17	1	Vacant	
	485112005	R5	Suburban Residential	0.17	1	Vacant	
	485112006	R5	Suburban Residential	0.21	1	Vacant	
	485112007	R5	Suburban Residential	0.20	1	Vacant	
	485112008	R5	Suburban Residential	0.20	1	Vacant	
	485112022	R5	Suburban Residential	0.20	1	Vacant	
	485112023	R5	Suburban Residential	0.19	1	Vacant	
	485113003	R5	Suburban Residential	0.18	1	Vacant	
	485113004	R5	Suburban Residential	0.21	1	Vacant	
	485113005	R5	Suburban Residential	0.20	1	Vacant	
	485113006	R5	Suburban Residential	0.18	1	Vacant	
	485113007	R5	Suburban Residential	0.18	1	Vacant	
	485113008	R5	Suburban Residential	0.17	1	Vacant	
	485113009	R5	Suburban Residential	0.17	1	Vacant	
	485113010	R5	Suburban Residential	0.17	1	Vacant	
	485113011	R5	Suburban Residential	0.17	1	Vacant	
	485113012	R5	Suburban Residential	0.17	1	Vacant	
	485113013	R5	Suburban Residential	0.17	1	Vacant	
	485113014	R5	Suburban Residential	0.17	1	Vacant	
	485113015	R5	Suburban Residential	0.17	1	Vacant	
	485113016	R5	Suburban Residential	0.18	1	Vacant	
	485113017	R5	Suburban Residential	0.23	1	Vacant	
	485113018	R5	Suburban Residential	0.21	1	Vacant	
	485113019	R5	Suburban Residential	0.17	1	Vacant	
	485113020	R5	Suburban Residential	0.17	1	Vacant	
	485113021	R5	Suburban Residential	0.17	1	Vacant	
	485113022	R5	Suburban Residential	0.17	1	Vacant	
	485113023	R5	Suburban Residential	0.17	1	Vacant	
	485113024	R5	Suburban Residential	0.17	1	Vacant	
	485113025	R5	Suburban Residential	0.17	1	Vacant	
	485113026	R5	Suburban Residential	0.17	1	Vacant	
	485113027	R5	Suburban Residential	0.17	1	Vacant	
	485113028	R5	Suburban Residential	0.17	1	Vacant	
	485113029	R5	Suburban Residential	0.18	1	Vacant	
	485113033	R5	Suburban Residential	0.17	1	Vacant	
	485114001	R5	Suburban Residential	0.19	1	Vacant	
	485114002	R5	Suburban Residential	0.17	1	Vacant	
	485114003	R5	Suburban Residential	0.17	1	Vacant	
	485114004	R5	Suburban Residential	0.17	1	Vacant	
	485114005	R5	Suburban Residential	0.17	1	Vacant	
	485114006	R5	Suburban Residential	0.17	1	Vacant	
	485114007	R5	Suburban Residential	0.17	1	Vacant	
	485114008	R5	Suburban Residential	0.17	1	Vacant	
	485114009	R5	Suburban Residential	0.17	1	Vacant	
	485114010	R5	Suburban Residential	0.17	1	Vacant	
	485114011	R5	Suburban Residential	0.19	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485114012	R5	Suburban Residential	0.19	1	Vacant	
	485114013	R5	Suburban Residential	0.17	1	Vacant	
	485114014	R5	Suburban Residential	0.17	1	Vacant	
	485114015	R5	Suburban Residential	0.17	1	Vacant	
	485114016	R5	Suburban Residential	0.17	1	Vacant	
	485114017	R5	Suburban Residential	0.17	1	Vacant	
	485114018	R5	Suburban Residential	0.17	1	Vacant	
	485114019	R5	Suburban Residential	0.17	1	Vacant	
	485114020	R5	Suburban Residential	0.17	1	Vacant	
	485114021	R5	Suburban Residential	0.17	1	Vacant	
	485114022	R5	Suburban Residential	0.17	1	Vacant	
	485121001	R5	Suburban Residential	0.18	1	Vacant	
	485121002	R5	Suburban Residential	0.18	1	Vacant	
	485121003	R5	Suburban Residential	0.17	1	Vacant	
	485121004	R5	Suburban Residential	0.17	1	Vacant	
	485121005	R5	Suburban Residential	0.17	1	Vacant	
	485121006	R5	Suburban Residential	0.17	1	Vacant	
	485121007	R5	Suburban Residential	0.17	1	Vacant	
	485121008	R5	Suburban Residential	0.17	1	Vacant	
	485121009	R5	Suburban Residential	0.17	1	Vacant	
	485121010	R5	Suburban Residential	0.19	1	Vacant	
	485121014	R5	Suburban Residential	0.17	1	Vacant	
	485121015	R5	Suburban Residential	0.17	1	Vacant	
	485121016	R5	Suburban Residential	0.16	1	Vacant	
	485121017	R5	Suburban Residential	0.18	1	Vacant	
	485121018	R5	Suburban Residential	0.19	1	Vacant	
	485121019	R5	Suburban Residential	0.23	1	Vacant	
	485121020	R5	Suburban Residential	0.20	1	Vacant	
	485121021	R5	Suburban Residential	0.21	1	Vacant	
	485121024	R5	Suburban Residential	0.07	1	Vacant	
	485121025	R5	Suburban Residential	0.18	1	Vacant	
	485122001	R5	Suburban Residential	0.17	1	Vacant	
	485122002	R5	Suburban Residential	0.17	1	Vacant	
	485122003	R5	Suburban Residential	0.17	1	Vacant	
	485122004	R5	Suburban Residential	0.17	1	Vacant	
	485122005	R5	Suburban Residential	0.17	1	Vacant	
	485122006	R5	Suburban Residential	0.21	1	Vacant	
	485122007	R5	Suburban Residential	0.19	1	Vacant	
	485122008	R5	Suburban Residential	0.23	1	Vacant	
	485122009	R5	Suburban Residential	0.26	1	Vacant	
	485122010	R5	Suburban Residential	0.17	1	Vacant	
	485122011	R5	Suburban Residential	0.17	1	Vacant	
	485122012	R5	Suburban Residential	0.19	1	Vacant	
	485123001	R5	Suburban Residential	0.18	1	Vacant	
	485123002	R5	Suburban Residential	0.19	1	Vacant	
	485123003	R5	Suburban Residential	0.19	1	Vacant	
	485123004	R5	Suburban Residential	0.30	1	Vacant	
	485123005	R5	Suburban Residential	0.30	1	Vacant	
	485123006	R5	Suburban Residential	0.18	1	Vacant	
	485123007	R5	Suburban Residential	0.18	1	Vacant	
	485123008	R5	Suburban Residential	0.17	1	Vacant	
	485123009	R5	Suburban Residential	0.17	1	Vacant	
	485123010	R5	Suburban Residential	0.17	1	Vacant	
	485123011	R5	Suburban Residential	0.17	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	485123012	R5	Suburban Residential	0.17	1	Vacant	
	485123013	R5	Suburban Residential	0.17	1	Vacant	
	485123014	R5	Suburban Residential	0.17	1	Vacant	
	485123015	R5	Suburban Residential	0.20	1	Vacant	
	485123016	R5	Suburban Residential	0.19	1	Vacant	
	485123017	R5	Suburban Residential	0.17	1	Vacant	
	485123018	R5	Suburban Residential	0.17	1	Vacant	
	485123019	R5	Suburban Residential	0.17	1	Vacant	
	485123020	R5	Suburban Residential	0.17	1	Vacant	
	485123021	R5	Suburban Residential	0.17	1	Vacant	
	485123022	R5	Suburban Residential	0.17	1	Vacant	
	485123023	R5	Suburban Residential	0.17	1	Vacant	
	485123024	R5	Suburban Residential	0.18	1	Vacant	
	485123025	R5	Suburban Residential	0.18	1	Vacant	
	485123026	R5	Suburban Residential	0.18	1	Vacant	
	485123027	R5	Suburban Residential	0.17	1	Vacant	
	485123028	R5	Suburban Residential	0.17	1	Vacant	
	485123029	R5	Suburban Residential	0.17	1	Vacant	
	485123030	R5	Suburban Residential	0.17	1	Vacant	
	485123031	R5	Suburban Residential	0.19	1	Vacant	
	485220023	R5	Suburban Residential	18.06	7	Vacant	
	485220024	R5	Suburban Residential	17.77	7	Vacant	
	485220032	R5	Suburban Residential	19.12	8	Vacant	
	486240002	R5	Suburban Residential	9.00	4	Vacant	FLOOD
	486240011	R5	Suburban Residential	18.78	8	Vacant	FLOOD
	486250007	R5	Suburban Residential	9.39	4	Vacant	
	486260008	R5	Suburban Residential	9.39	4	Vacant	
	486260009	R5	Suburban Residential	8.97	4	Vacant	FLOOD
	486310014	R5	Suburban Residential	8.96	4	Vacant	FLOOD
	486522012	R5	Suburban Residential	0.76	1	Vacant	
	486522013	R5	Suburban Residential	4.58	2	Vacant	FLOOD
	486540001	R5	Suburban Residential	0.17	1	Vacant	FLOOD
	486540002	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540003	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540004	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540005	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540006	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540007	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540008	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486540009	R5	Suburban Residential	0.18	1	Vacant	FLOOD
	486540010	R5	Suburban Residential	0.46	1	Vacant	FLOOD
	486542010	R5	Suburban Residential	0.17	1	Vacant	
	486542011	R5	Suburban Residential	0.18	1	Vacant	
	486542012	R5	Suburban Residential	0.18	1	Vacant	
	486550001	R5	Suburban Residential	0.20	1	Vacant	FLOOD
	486550002	R5	Suburban Residential	0.22	1	Vacant	FLOOD
	486550003	R5	Suburban Residential	0.16	1	Vacant	FLOOD
	486550004	R5	Suburban Residential	0.17	1	Vacant	
	486550005	R5	Suburban Residential	0.18	1	Vacant	
	486550006	R5	Suburban Residential	0.18	1	Vacant	
	486550007	R5	Suburban Residential	0.18	1	Vacant	
	486550008	R5	Suburban Residential	0.19	1	Vacant	
	486550009	R5	Suburban Residential	0.75	1	Vacant	FLOOD
	486550010	R5	Suburban Residential	0.44	1	Vacant	FLOOD

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487042010	R5	Suburban Residential	0.01	1	Vacant	
	487053001	R5	Suburban Residential	0.03	1	Vacant	
	487060001	R5	Suburban Residential	0.18	1	Vacant	
	487060002	R5	Suburban Residential	6.42	3	Vacant	
	487091002	R5	Suburban Residential	0.17	1	Vacant	
	487092001	R5	Suburban Residential	0.02	1	Vacant	
	487103031	R5	Suburban Residential	0.06	1	Vacant	
	487103032	R5	Suburban Residential	0.07	1	Vacant	
	487192001	R5	Suburban Residential	0.18	1	Vacant	
	487230008	R5	Suburban Residential	0.20	1	Vacant	
	487230009	R5	Suburban Residential	0.23	1	Vacant	
	487230015	R5	Suburban Residential	0.20	1	Vacant	
	487230016	R5	Suburban Residential	0.19	1	Vacant	
	487250001	R5	Suburban Residential	6.70	3	Vacant	RDA
	487250002	R5	Suburban Residential	2.69	1	Vacant	RDA
	487250003	R5	Suburban Residential	18.66	7	Vacant	RDA
	487260002	R5	Suburban Residential	2.44	1	Vacant	
	487260003	R5	Suburban Residential	2.44	1	Vacant	
	487320001	R5	Suburban Residential	0.21	1	Vacant	
	487320002	R5	Suburban Residential	0.20	1	Vacant	
	487320003	R5	Suburban Residential	0.20	1	Vacant	
	487320004	R5	Suburban Residential	0.20	1	Vacant	
	487320005	R5	Suburban Residential	0.21	1	Vacant	
	487320006	R5	Suburban Residential	0.25	1	Vacant	
	487320007	R5	Suburban Residential	0.27	1	Vacant	
	487320008	R5	Suburban Residential	0.18	1	Vacant	
	487320009	R5	Suburban Residential	0.21	1	Vacant	
	487320010	R5	Suburban Residential	0.26	1	Vacant	
	487320011	R5	Suburban Residential	0.27	1	Vacant	
	487320012	R5	Suburban Residential	0.21	1	Vacant	
	487320013	R5	Suburban Residential	0.23	1	Vacant	
	487320014	R5	Suburban Residential	0.93	1	Vacant	
	487321001	R5	Suburban Residential	0.22	1	Vacant	
	487321002	R5	Suburban Residential	0.18	1	Vacant	
	487321003	R5	Suburban Residential	0.23	1	Vacant	
	487321004	R5	Suburban Residential	0.25	1	Vacant	
	487321005	R5	Suburban Residential	0.19	1	Vacant	
	487321006	R5	Suburban Residential	0.17	1	Vacant	
	487321007	R5	Suburban Residential	0.20	1	Vacant	
	487321008	R5	Suburban Residential	0.22	1	Vacant	
	487321009	R5	Suburban Residential	0.23	1	Vacant	
	487321010	R5	Suburban Residential	0.22	1	Vacant	
	487321011	R5	Suburban Residential	0.20	1	Vacant	
	487321012	R5	Suburban Residential	0.19	1	Vacant	
	487321013	R5	Suburban Residential	0.18	1	Vacant	
	487321014	R5	Suburban Residential	0.17	1	Vacant	
	487321015	R5	Suburban Residential	0.17	1	Vacant	
	487321016	R5	Suburban Residential	0.17	1	Vacant	
	487321017	R5	Suburban Residential	0.18	1	Vacant	
	487321018	R5	Suburban Residential	0.19	1	Vacant	
	487321019	R5	Suburban Residential	0.17	1	Vacant	
	487321020	R5	Suburban Residential	0.17	1	Vacant	
	487321021	R5	Suburban Residential	0.17	1	Vacant	
	487321022	R5	Suburban Residential	0.18	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487321023	R5	Suburban Residential	0.19	1	Vacant	
	487321024	R5	Suburban Residential	0.20	1	Vacant	
	487321025	R5	Suburban Residential	0.21	1	Vacant	
	487321026	R5	Suburban Residential	0.19	1	Vacant	
	487321027	R5	Suburban Residential	0.23	1	Vacant	
	487321028	R5	Suburban Residential	0.19	1	Vacant	
	487321029	R5	Suburban Residential	0.29	1	Vacant	
	487321030	R5	Suburban Residential	0.23	1	Vacant	
	487321031	R5	Suburban Residential	0.24	1	Vacant	
	487321032	R5	Suburban Residential	0.29	1	Vacant	
	487330001	R5	Suburban Residential	0.21	1	Vacant	
	487330002	R5	Suburban Residential	0.19	1	Vacant	
	487330003	R5	Suburban Residential	0.21	1	Vacant	
	487330004	R5	Suburban Residential	0.17	1	Vacant	
	487332013	R5	Suburban Residential	0.22	1	Vacant	
	487332014	R5	Suburban Residential	0.22	1	Vacant	
	487332015	R5	Suburban Residential	0.22	1	Vacant	
	487332016	R5	Suburban Residential	0.22	1	Vacant	
	487332017	R5	Suburban Residential	0.22	1	Vacant	
	487333001	R5	Suburban Residential	0.18	1	Vacant	
	487333002	R5	Suburban Residential	0.18	1	Vacant	
	487333003	R5	Suburban Residential	0.18	1	Vacant	
	487333004	R5	Suburban Residential	0.18	1	Vacant	
	487333005	R5	Suburban Residential	0.18	1	Vacant	
	487333009	R5	Suburban Residential	0.21	1	Vacant	
	487333010	R5	Suburban Residential	0.20	1	Vacant	
	487333011	R5	Suburban Residential	0.23	1	Vacant	
	487333012	R5	Suburban Residential	0.22	1	Vacant	
	487340001	R5	Suburban Residential	0.21	1	Vacant	
	487340002	R5	Suburban Residential	0.21	1	Vacant	
	487340003	R5	Suburban Residential	0.19	1	Vacant	
	487340004	R5	Suburban Residential	0.26	1	Vacant	
	487340005	R5	Suburban Residential	0.32	1	Vacant	
	487340006	R5	Suburban Residential	0.25	1	Vacant	
	487340007	R5	Suburban Residential	0.19	1	Vacant	
	487340008	R5	Suburban Residential	0.19	1	Vacant	
	487340009	R5	Suburban Residential	0.19	1	Vacant	
	487340010	R5	Suburban Residential	0.19	1	Vacant	
	487340011	R5	Suburban Residential	0.19	1	Vacant	
	487340012	R5	Suburban Residential	0.19	1	Vacant	
	487340013	R5	Suburban Residential	0.19	1	Vacant	
	487340014	R5	Suburban Residential	0.18	1	Vacant	
	487340015	R5	Suburban Residential	0.18	1	Vacant	
	487340016	R5	Suburban Residential	0.18	1	Vacant	
	487340017	R5	Suburban Residential	0.18	1	Vacant	
	487340018	R5	Suburban Residential	0.18	1	Vacant	
	487340020	R5	Suburban Residential	0.19	1	Vacant	
	487341001	R5	Suburban Residential	0.23	1	Vacant	
	487341002	R5	Suburban Residential	0.21	1	Vacant	
	487341003	R5	Suburban Residential	0.21	1	Vacant	
	487341004	R5	Suburban Residential	0.21	1	Vacant	
	487341005	R5	Suburban Residential	0.21	1	Vacant	
	487341011	R5	Suburban Residential	0.27	1	Vacant	
	487341012	R5	Suburban Residential	0.21	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	487341013	R5	Suburban Residential	0.18	1	Vacant	
	487341014	R5	Suburban Residential	0.18	1	Vacant	
	487341015	R5	Suburban Residential	0.19	1	Vacant	
	487341016	R5	Suburban Residential	0.19	1	Vacant	
	487341017	R5	Suburban Residential	0.19	1	Vacant	
	487341018	R5	Suburban Residential	0.19	1	Vacant	
	487341019	R5	Suburban Residential	0.19	1	Vacant	
	487341020	R5	Suburban Residential	0.18	1	Vacant	
	487341021	R5	Suburban Residential	0.18	1	Vacant	
	487341022	R5	Suburban Residential	0.17	1	Vacant	
	487341023	R5	Suburban Residential	0.22	1	Vacant	
	487342001	R5	Suburban Residential	0.20	1	Vacant	
	487342002	R5	Suburban Residential	0.19	1	Vacant	
	487342003	R5	Suburban Residential	0.28	1	Vacant	
	487342005	R5	Suburban Residential	0.36	1	Vacant	
	487343001	R5	Suburban Residential	0.21	1	Vacant	
	487343002	R5	Suburban Residential	0.17	1	Vacant	
	487343003	R5	Suburban Residential	0.22	1	Vacant	
	487343004	R5	Suburban Residential	0.24	1	Vacant	
	487343005	R5	Suburban Residential	0.24	1	Vacant	
	487343006	R5	Suburban Residential	0.24	1	Vacant	
	487343007	R5	Suburban Residential	0.24	1	Vacant	
	487343008	R5	Suburban Residential	0.24	1	Vacant	
	487343009	R5	Suburban Residential	0.24	1	Vacant	
	487343010	R5	Suburban Residential	0.24	1	Vacant	
	487343011	R5	Suburban Residential	0.34	1	Vacant	
	487370013	R5	Suburban Residential	8.53	3	Vacant	
	487470014	R5	Suburban Residential	5.41	2	Vacant	
	487470016	R5	Suburban Residential	0.85	1	Vacant	
	487470019	R5	Suburban Residential	18.04	7	Vacant	
	487470020	R5	Suburban Residential	9.40	4	Vacant	
	487470021	R5	Suburban Residential	8.98	4	Vacant	
	487531020	R5	Suburban Residential	0.97	1	Vacant	
	488120001	R5	Suburban Residential	0.19	1	Vacant	RDA
	488120002	R5	Suburban Residential	0.16	1	Vacant	RDA
	488120004	R5	Suburban Residential	0.26	1	Vacant	RDA
	488120005	R5	Suburban Residential	0.17	1	Vacant	RDA
	488120006	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120007	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120008	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120009	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120010	R5	Suburban Residential	0.19	1	Vacant	RDA
	488120011	R5	Suburban Residential	0.24	1	Vacant	RDA
	488120012	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120013	R5	Suburban Residential	0.15	1	Vacant	RDA
	488120014	R5	Suburban Residential	0.01	1	Vacant	RDA
	488120015	R5	Suburban Residential	0.17	1	Vacant	
	488120016	R5	Suburban Residential	0.17	1	Vacant	
	488120017	R5	Suburban Residential	0.18	1	Vacant	
	488120018	R5	Suburban Residential	0.17	1	Vacant	
	488120019	R5	Suburban Residential	0.15	1	Vacant	
	488120020	R5	Suburban Residential	0.20	1	Vacant	
	488120021	R5	Suburban Residential	0.24	1	Vacant	
	488120022	R5	Suburban Residential	0.29	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488120023	R5	Suburban Residential	0.20	1	Vacant	
	488120024	R5	Suburban Residential	0.15	1	Vacant	
	488120025	R5	Suburban Residential	0.16	1	Vacant	
	488120026	R5	Suburban Residential	0.15	1	Vacant	
	488120027	R5	Suburban Residential	0.14	1	Vacant	
	488120028	R5	Suburban Residential	0.14	1	Vacant	
	488120029	R5	Suburban Residential	0.14	1	Vacant	
	488120030	R5	Suburban Residential	0.20	1	Vacant	
	488120031	R5	Suburban Residential	0.16	1	Vacant	
	488120032	R5	Suburban Residential	0.15	1	Vacant	
	488120037	R5	Suburban Residential	1.94	1	Vacant	
	488121001	R5	Suburban Residential	0.15	1	Vacant	RDA
	488121002	R5	Suburban Residential	0.16	1	Vacant	RDA
	488121003	R5	Suburban Residential	0.16	1	Vacant	RDA
	488121004	R5	Suburban Residential	0.01	1	Vacant	RDA
	488121005	R5	Suburban Residential	0.20	1	Vacant	
	488121006	R5	Suburban Residential	0.22	1	Vacant	
	488121007	R5	Suburban Residential	0.14	1	Vacant	
	488121008	R5	Suburban Residential	0.15	1	Vacant	
	488121009	R5	Suburban Residential	0.14	1	Vacant	
	488121010	R5	Suburban Residential	0.14	1	Vacant	
	488121011	R5	Suburban Residential	0.15	1	Vacant	
	488121012	R5	Suburban Residential	0.16	1	Vacant	
	488121013	R5	Suburban Residential	0.15	1	Vacant	
	488121014	R5	Suburban Residential	0.15	1	Vacant	
	488121015	R5	Suburban Residential	0.14	1	Vacant	
	488121016	R5	Suburban Residential	0.21	1	Vacant	
	488121017	R5	Suburban Residential	0.27	1	Vacant	
	488121018	R5	Suburban Residential	0.21	1	Vacant	
	488121019	R5	Suburban Residential	0.26	1	Vacant	
	488121020	R5	Suburban Residential	0.14	1	Vacant	
	488121021	R5	Suburban Residential	0.15	1	Vacant	
	488121022	R5	Suburban Residential	0.15	1	Vacant	
	488121023	R5	Suburban Residential	0.15	1	Vacant	
	488130001	R5	Suburban Residential	0.15	1	Vacant	
	488130002	R5	Suburban Residential	0.15	1	Vacant	
	488130003	R5	Suburban Residential	0.15	1	Vacant	
	488130004	R5	Suburban Residential	0.16	1	Vacant	
	488131001	R5	Suburban Residential	0.16	1	Vacant	
	488131002	R5	Suburban Residential	0.15	1	Vacant	
	488131003	R5	Suburban Residential	0.15	1	Vacant	
	488131004	R5	Suburban Residential	0.15	1	Vacant	
	488131005	R5	Suburban Residential	0.19	1	Vacant	
	488131006	R5	Suburban Residential	0.25	1	Vacant	
	488131007	R5	Suburban Residential	0.16	1	Vacant	
	488131008	R5	Suburban Residential	0.14	1	Vacant	
	488131009	R5	Suburban Residential	0.14	1	Vacant	
	488132006	R5	Suburban Residential	0.16	1	Vacant	
	488132007	R5	Suburban Residential	0.14	1	Vacant	
	488132008	R5	Suburban Residential	0.14	1	Vacant	
	488132009	R5	Suburban Residential	0.14	1	Vacant	
	488132010	R5	Suburban Residential	0.14	1	Vacant	
	488132011	R5	Suburban Residential	0.14	1	Vacant	
	488132012	R5	Suburban Residential	0.15	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488132013	R5	Suburban Residential	0.17	1	Vacant	
	488132014	R5	Suburban Residential	0.22	1	Vacant	
	488132015	R5	Suburban Residential	0.21	1	Vacant	
	488132016	R5	Suburban Residential	0.19	1	Vacant	
	488132017	R5	Suburban Residential	0.18	1	Vacant	
	488132018	R5	Suburban Residential	0.15	1	Vacant	
	488132019	R5	Suburban Residential	0.16	1	Vacant	
	488132020	R5	Suburban Residential	0.16	1	Vacant	
	488132021	R5	Suburban Residential	0.16	1	Vacant	
	488132022	R5	Suburban Residential	0.16	1	Vacant	
	488132023	R5	Suburban Residential	0.16	1	Vacant	
	488132024	R5	Suburban Residential	0.16	1	Vacant	
	488132025	R5	Suburban Residential	0.16	1	Vacant	
	488132029	R5	Suburban Residential	0.15	1	Vacant	
	488132030	R5	Suburban Residential	0.15	1	Vacant	
	488132031	R5	Suburban Residential	0.15	1	Vacant	
	488132032	R5	Suburban Residential	0.15	1	Vacant	
	488132033	R5	Suburban Residential	0.15	1	Vacant	
	488132034	R5	Suburban Residential	0.15	1	Vacant	
	488132035	R5	Suburban Residential	0.15	1	Vacant	
	488132036	R5	Suburban Residential	0.15	1	Vacant	
	488132037	R5	Suburban Residential	0.15	1	Vacant	
	488132038	R5	Suburban Residential	0.15	1	Vacant	
	488132039	R5	Suburban Residential	0.15	1	Vacant	
	488132040	R5	Suburban Residential	0.15	1	Vacant	
	488132041	R5	Suburban Residential	0.16	1	Vacant	
	488133001	R5	Suburban Residential	0.14	1	Vacant	
	488133002	R5	Suburban Residential	0.18	1	Vacant	
	488133003	R5	Suburban Residential	0.18	1	Vacant	
	488133004	R5	Suburban Residential	0.16	1	Vacant	
	488133005	R5	Suburban Residential	0.16	1	Vacant	
	488133006	R5	Suburban Residential	0.16	1	Vacant	
	488133007	R5	Suburban Residential	0.16	1	Vacant	
	488133008	R5	Suburban Residential	0.16	1	Vacant	
	488133009	R5	Suburban Residential	0.16	1	Vacant	
	488133010	R5	Suburban Residential	0.16	1	Vacant	
	488133011	R5	Suburban Residential	0.16	1	Vacant	
	488133012	R5	Suburban Residential	0.15	1	Vacant	
	488133013	R5	Suburban Residential	0.22	1	Vacant	
	488133014	R5	Suburban Residential	0.33	1	Vacant	
	488133015	R5	Suburban Residential	0.22	1	Vacant	
	488133016	R5	Suburban Residential	0.22	1	Vacant	
	488133019	R5	Suburban Residential	0.17	1	Vacant	
	488133020	R5	Suburban Residential	0.18	1	Vacant	
	488133021	R5	Suburban Residential	0.18	1	Vacant	
	488133022	R5	Suburban Residential	0.19	1	Vacant	
	488133023	R5	Suburban Residential	0.19	1	Vacant	
	488133024	R5	Suburban Residential	0.19	1	Vacant	
	488133025	R5	Suburban Residential	0.16	1	Vacant	
	488133026	R5	Suburban Residential	0.15	1	Vacant	
	488133027	R5	Suburban Residential	0.15	1	Vacant	
	488133028	R5	Suburban Residential	0.15	1	Vacant	
	488133029	R5	Suburban Residential	0.15	1	Vacant	
	488133030	R5	Suburban Residential	0.15	1	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Constraints</u>
ABOVE MODERATE	488133031	R5	Suburban Residential	0.15	1	Vacant	
	488133032	R5	Suburban Residential	0.15	1	Vacant	
	488133033	R5	Suburban Residential	0.15	1	Vacant	
	488133034	R5	Suburban Residential	0.15	1	Vacant	
	488133035	R5	Suburban Residential	0.15	1	Vacant	
	488133036	R5	Suburban Residential	0.15	1	Vacant	
	488133037	R5	Suburban Residential	0.15	1	Vacant	
	488133038	R5	Suburban Residential	0.15	1	Vacant	
	488140001	R5	Suburban Residential	0.17	1	Vacant	
	488140002	R5	Suburban Residential	0.18	1	Vacant	
	488140003	R5	Suburban Residential	0.17	1	Vacant	
	488140004	R5	Suburban Residential	0.16	1	Vacant	
	488140005	R5	Suburban Residential	0.14	1	Vacant	
	488140006	R5	Suburban Residential	0.14	1	Vacant	
	488140010	R5	Suburban Residential	0.25	1	Vacant	
	488140011	R5	Suburban Residential	0.16	1	Vacant	
	488140012	R5	Suburban Residential	0.18	1	Vacant	
	488140013	R5	Suburban Residential	0.16	1	Vacant	
	488140014	R5	Suburban Residential	0.14	1	Vacant	
	488140016	R5	Suburban Residential	0.16	1	Vacant	
	488140017	R5	Suburban Residential	0.18	1	Vacant	
	488140018	R5	Suburban Residential	0.20	1	Vacant	
	488140019	R5	Suburban Residential	0.19	1	Vacant	
	488140020	R5	Suburban Residential	0.19	1	Vacant	
	488140021	R5	Suburban Residential	0.19	1	Vacant	
	488140022	R5	Suburban Residential	0.19	1	Vacant	
	488140023	R5	Suburban Residential	0.18	1	Vacant	
	488140024	R5	Suburban Residential	0.15	1	Vacant	
	488140025	R5	Suburban Residential	0.14	1	Vacant	
	488140026	R5	Suburban Residential	0.14	1	Vacant	
	488140027	R5	Suburban Residential	0.14	1	Vacant	
	488140028	R5	Suburban Residential	0.14	1	Vacant	
	488140029	R5	Suburban Residential	0.18	1	Vacant	
	488140030	R5	Suburban Residential	0.26	1	Vacant	RDA
	488140031	R5	Suburban Residential	0.26	1	Vacant	
	488140032	R5	Suburban Residential	0.15	1	Vacant	
	488140033	R5	Suburban Residential	0.15	1	Vacant	
	488140034	R5	Suburban Residential	0.15	1	Vacant	
	488140035	R5	Suburban Residential	0.15	1	Vacant	
	488140036	R5	Suburban Residential	0.15	1	Vacant	
	488140037	R5	Suburban Residential	0.16	1	Vacant	
	488140038	R5	Suburban Residential	0.17	1	Vacant	
	488140039	R5	Suburban Residential	0.16	1	Vacant	
	488140040	R5	Suburban Residential	0.16	1	Vacant	
	488140041	R5	Suburban Residential	0.18	1	Vacant	
	488140042	R5	Suburban Residential	0.29	1	Vacant	
	488140043	R5	Suburban Residential	0.27	1	Vacant	
	488140044	R5	Suburban Residential	0.17	1	Vacant	
	488330012	R5	Suburban Residential	9.40	4	Vacant	
	488350005	R5	Suburban Residential	9.40	4	Vacant	
	488350006	R5	Suburban Residential	8.97	4	Vacant	
	488350007	R5	Suburban Residential	8.97	4	Vacant	
	488350011	R5	Suburban Residential	8.97	4	Vacant	
	488350012	R5	Suburban Residential	9.40	4	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
ABOVE MODERATE	488350013	R5	Suburban Residential	9.40	4	Vacant	
	488350014	R5	Suburban Residential	8.97	4	Vacant	
Parcels per Density Designation:	1,343	Acres per Density Designation:	4,572	Units per Density Designation:	1,664		

Total Parcels: 1,344 Total Vacant Acres: 4,573.29 Total Residential Units: 1,665

Vacant Land Inventory - Transitional Housing Sites

Attachment 7

Based on 6-2007 data
Report Print Date: 7.20.2010

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	291120014	R10	Multi-family	26.13	21	Vacant	RDA
	291100047	R15	Multi-family	18.88	23	Vacant	RDA
	292222015	R15	Multi-family	0.20	1	Vacant	RDA
	292222036	R15	Multi-family	0.20	1	Vacant	RDA
	479050001	R15	Multi-family	1.67	2	Vacant	RDA
	479050003	R15	Multi-family	0.89	1	Vacant	RDA
	479050004	R15	Multi-family	0.89	1	Vacant	RDA
	479090021	R15	Multi-family	0.33	1	Vacant	RDA
	479121012	R15	Multi-family	0.26	1	Vacant	RDA
	488090028	R15	Multi-family	0.50	1	Vacant	RDA
	488090061	R15	Multi-family	1.37	2	Vacant	RDA
	488091025	R15	Multi-family	2.87	3	Vacant	RDA
	488091031	R15	Multi-family	0.86	1	Vacant	RDA
	291281006	R20	Multi-family	0.48	1	Vacant	RDA
	291291003	R20	Multi-family	0.20	1	Vacant	RDA
	481130022	VR	Multi-family	0.42	1	Vacant	SP,RDA
	481130023	VR	Multi-family	0.50	1	Vacant	SP,RDA
	481150024	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481150026	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481150027	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481150030	VR	Multi-family	0.36	1	Vacant	SP,RDA
	481150035	VR	Multi-family	0.09	1	Vacant	SP,RDA
	481161022	VR	Multi-family	0.20	1	Vacant	SP,FLOOD,RDA
	481171007	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481171008	VR	Multi-family	0.81	1	Vacant	SP,FLOOD,RDA
	481171011	VR	Multi-family	0.34	1	Vacant	SP,RDA
	481171012	VR	Multi-family	0.81	1	Vacant	SP,FLOOD,RDA
	481171013	VR	Multi-family	0.01	1	Vacant	SP,FLOOD,RDA
	481171027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481171031	VR	Multi-family	0.04	1	Vacant	SP,RDA
	481171032	VR	Multi-family	0.27	1	Vacant	SP,FLOOD,RDA
	481171039	VR	Multi-family	0.77	1	Vacant	SP,RDA
	481200013	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481200033	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481200044	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481210025	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481223017	VR	Multi-family	0.36	1	Vacant	SP,FLOOD,RDA
	481230020	VR	Multi-family	0.61	1	Vacant	SP,RDA
	481230040	VR	Multi-family	0.21	1	Vacant	SP,RDA
	481230041	VR	Multi-family	0.21	1	Vacant	SP,RDA
	481230042	VR	Multi-family	0.22	1	Vacant	SP,FLOOD,RDA
	481230047	VR	Multi-family	0.18	1	Vacant	SP,RDA
	481230048	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481230049	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481230050	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481240001	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481240035	VR	Multi-family	0.58	1	Vacant	SP,RDA
	481240036	VR	Multi-family	0.17	1	Vacant	SP,RDA
	481240042	VR	Multi-family	0.26	1	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	481250002	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481250003	VR	Multi-family	0.91	1	Vacant	SP,RDA
	481250026	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481250041	VR	Multi-family	0.06	1	Vacant	SP,RDA
	481250043	VR	Multi-family	0.02	1	Vacant	SP,RDA
	481260040	VR	Multi-family	0.01	1	Vacant	SP,RDA
	481270008	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481270015	VR	Multi-family	0.23	1	Vacant	SP,RDA
	481270027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481270046	VR	Multi-family	0.31	1	Vacant	SP,RDA
	481270055	VR	Multi-family	0.60	1	Vacant	SP,RDA
	481270058	VR	Multi-family	1.40	2	Vacant	SP,RDA
	482020014	VR	Multi-family	0.59	1	Vacant	SP,RDA
	482020019	VR	Multi-family	0.52	1	Vacant	SP,RDA
	482020043	VR	Multi-family	0.01	1	Vacant	SP,RDA
	482020044	VR	Multi-family	0.23	1	Vacant	SP,RDA
	482020056	VR	Multi-family	0.77	1	Vacant	SP,RDA
	482020058	VR	Multi-family	0.80	1	Vacant	SP,RDA
	482030039	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482030041	VR	Multi-family	0.03	1	Vacant	SP,RDA
	482040008	VR	Multi-family	0.03	1	Vacant	SP,FLOOD,RDA
	482050005	VR	Multi-family	0.91	1	Vacant	SP,RDA
	482050025	VR	Multi-family	0.91	1	Vacant	SP,RDA
	482060027	VR	Multi-family	0.23	1	Vacant	SP,RDA
	482080011	VR	Multi-family	0.85	1	Vacant	SP,RDA
	482080014	VR	Multi-family	0.61	1	Vacant	SP,RDA
	482080024	VR	Multi-family	0.27	1	Vacant	SP,RDA
	482080027	VR	Multi-family	0.26	1	Vacant	SP,RDA
	482080032	VR	Multi-family	0.31	1	Vacant	SP,FLOOD,RDA
	482080039	VR	Multi-family	0.11	1	Vacant	SP,FLOOD,RDA
	482080044	VR	Multi-family	0.02	1	Vacant	SP,RDA
	482080051	VR	Multi-family	0.10	1	Vacant	SP,FLOOD,RDA
	482080059	VR	Multi-family	0.17	1	Vacant	SP,RDA
	482080060	VR	Multi-family	0.17	1	Vacant	SP,RDA
	482080061	VR	Multi-family	0.21	1	Vacant	SP,FLOOD,RDA
	482090019	VR	Multi-family	0.05	1	Vacant	SP,RDA
	482090026	VR	Multi-family	0.15	1	Vacant	SP,RDA
	482090027	VR	Multi-family	0.45	1	Vacant	SP,RDA
	481120020	VOR	Office	0.61	1	Vacant	SP,RDA
	481120021	VOR	Office	0.30	1	Vacant	SP,RDA
	481130024	VOR	Office	0.45	1	Vacant	SP,RDA
	481130025	VOR	Office	0.45	1	Vacant	SP,RDA
	481140021	VOR	Office	0.91	1	Vacant	SP,RDA
	481140024	VOR	Office	0.91	1	Vacant	SP,RDA
	481140025	VOR	Office	0.91	1	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	1	Vacant	SP,RDA
	481270040	VOR	Office	0.21	1	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	1	Vacant	SP,RDA

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>	
Parcels per Density Designation:		101	Acres per Density Designation:		90	Units per Density Designation:		148
MODERATE	479230018	R10	Multi-family	4.54	4	Vacant	FLOOD	
	482230013	R10	Multi-family	8.26	7	Vacant		
	482582039	R10	Multi-family	5.50	4	Vacant		
	482582040	R10	Multi-family	1.98	2	Vacant		
	292181001	R15	Multi-family	1.09	1	Vacant		
	292181015	R15	Multi-family	0.17	1	Vacant		
	292211001	R15	Multi-family	0.40	1	Vacant		
	479230011	R15	Multi-family	2.27	3	Vacant		
	479230012	R15	Multi-family	2.27	3	Vacant		
	479230027	R15	Multi-family	0.52	1	Vacant	FLOOD	
	481281059	R15	Multi-family	3.45	4	Vacant		
	481281060	R15	Multi-family	0.18	1	Vacant		
	482180076	R15	Multi-family	3.11	4	Vacant		
	484030013	R15	Multi-family	1.70	2	Vacant		
	484030014	R15	Multi-family	2.30	3	Vacant		
	484030020	R15	Multi-family	1.93	2	Vacant		
	484231015	R15	Multi-family	2.14	3	Vacant		
	484231016	R15	Multi-family	2.14	3	Vacant		
	486280001	R15	Multi-family	8.61	10	Vacant		
	486280003	R15	Multi-family	27.52	33	Vacant		
	488330011	R15	Multi-family	9.39	11	Vacant		
	488330021	R15	Multi-family	8.97	11	Vacant		
	296103025	R20	Multi-family	0.28	1	Vacant		
	487370001	R20	Multi-family	9.39	15	Vacant		
	487370002	R20	Multi-family	9.39	15	Vacant		
	487400008	R20	Multi-family	0.65	1	Vacant		
	487400023	R20	Multi-family	0.29	1	Vacant		
Parcels per Density Designation:		27	Acres per Density Designation:		118	Units per Density Designation:		147

Total Parcels: 128 Total Vacant Acres: 208.45 Total Residential Units: 295

Vacant Land Inventory - Homeless Shelter Sites
Attachment 8 (With CUP)

Based on 6-2007 data
 Report Print Date: 7.20.2010

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
LOW & VERY LOW	481120020	VOR	Office	0.61	9	Vacant	SP,RDA
	481120021	VOR	Office	0.30	4	Vacant	SP,RDA
	481130024	VOR	Office	0.45	7	Vacant	SP,RDA
	481130025	VOR	Office	0.45	7	Vacant	SP,RDA
	481140021	VOR	Office	0.91	14	Vacant	SP,RDA
	481140024	VOR	Office	0.91	14	Vacant	SP,RDA
	481140025	VOR	Office	0.91	14	Vacant	SP,RDA
	481171043	VOR	Office	0.01	1	Vacant	SP,RDA
	481270038	VOR	Office	0.11	2	Vacant	SP,RDA
	481270040	VOR	Office	0.21	3	Vacant	SP,RDA
	481270043	VOR	Office	0.02	1	Vacant	SP,RDA
	481270048	VOR	Office	0.01	1	Vacant	SP,RDA
	481270059	VOR	Office	0.05	1	Vacant	SP,RDA
	481270060	VOR	Office	0.93	14	Vacant	SP,RDA

Parcels per Density Designation: 14 Acres per Density Designation: 6 Units per Density Designation: 92

O/OC	291242018	O	Office	1.77	0	Vacant	RDA
	297170029	O	Office	8.46	0	Vacant	RDA
	475190005	O	Office	2.87	0	Vacant	
	479070039	O	Office	1.41	0	Vacant	RDA
	479070041	O	Office	1.26	0	Vacant	RDA
	479070046	O	Office	1.19	0	Vacant	RDA
	479070048	O	Office	2.23	0	Vacant	RDA
	479090003	O	Office	0.49	0	Vacant	RDA
	479120043	O	Office	0.34	0	Vacant	RDA
	479190014	O	Office	4.26	0	Vacant	
	482180074	O	Office	2.37	0	Vacant	
	484030001	O	Office	3.76	0	Vacant	
	484030002	O	Office	0.79	0	Vacant	
	484030003	O	Office	4.55	0	Vacant	
	486310022	O	Office	18.81	0	Vacant	
	487470022	O	Office	18.48	0	Vacant	
	488210015	O	Office	2.75	0	Vacant	
	488260012	O	Office	8.08	0	Vacant	
	488260014	O	Office	8.34	0	Vacant	
	488260017	O	Office	1.87	0	Vacant	
	488260018	O	Office	1.88	0	Vacant	
	488260021	O	Office	2.14	0	Vacant	
	488260022	O	Office	2.13	0	Vacant	
	488260033	O	Office	8.01	0	Vacant	
	488260035	O	Office	7.80	0	Vacant	
	488260037	O	Office	7.39	0	Vacant	FAULT
	488310005	O	Office	7.61	0	Vacant	
	488310006	O	Office	3.00	0	Vacant	
	488320008	O	Office	3.66	0	Vacant	
	488320009	O	Office	0.87	0	Vacant	
	291090032	OC	Office	0.12	0	Vacant	RDA
	292193023	OC	Office	0.06	0	Vacant	

<u>Density Designation</u>	<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Capacity</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
O/OC	479120027	OC	Office	1.01	0	Vacant	RDA
	479120029	OC	Office	0.65	0	Vacant	RDA
	479120042	OC	Office	0.36	0	Vacant	RDA
	479131012	OC	Office	3.77	0	Vacant	RDA
	479140023	OC	Office	1.35	0	Vacant	RDA
	479140024	OC	Office	2.14	0	Vacant	RDA
	484030016	OC	Office	9.00	0	Vacant	
	484072106	OC	Office	0.20	0	Vacant	
	486240003	OC	Office	5.44	0	Vacant	
	486240004	OC	Office	1.06	0	Vacant	
	486240005	OC	Office	1.06	0	Vacant	
	486240006	OC	Office	1.21	0	Vacant	
	486240007	OC	Office	2.11	0	Vacant	
	486240012	OC	Office	1.88	0	Vacant	
	486240013	OC	Office	6.74	0	Vacant	
	486270019	OC	Office	8.26	0	Vacant	
	486310024	OC	Office	10.15	0	Vacant	FLOOD
	488080013	OC	Office	16.24	0	Vacant	
	488080014	OC	Office	8.45	0	Vacant	
	488080015	OC	Office	8.98	0	Vacant	
	488080016	OC	Office	4.48	0	Vacant	
	488080017	OC	Office	7.95	0	Vacant	

Parcels per Density Designation: 54 Acres per Density Designation: 241 Units per Density Designation: 0

Total Parcels: 68 Total Vacant Acres: 247.12 Total Residential Units: 92

Vacant Land Inventory - Homeless Shelter Sites (SP 208)
Attachment 9 (Without CUP)

Based on 6-2007 data
 Report Print Date: 7.20.2010

<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
302170003	I	Industrial/Business Park	3.75	Vacant	SP
312250016	I	Industrial/Business Park	1.87	Vacant	SP
312250018	I	Industrial/Business Park	4.15	Vacant	SP
312250032	I	Industrial/Business Park	5.12	Vacant	SP
312250038	I	Industrial/Business Park	7.94	Vacant	SP
312270001	I	Industrial/Business Park	1.53	Vacant	SP
312270030	I	Industrial/Business Park	1.67	Vacant	SP
312270031	I	Industrial/Business Park	3.35	Vacant	SP
312270037	I	Industrial/Business Park	4.40	Vacant	SP
316020006	I	Industrial/Business Park	19.93	Vacant	SP,FLOOD
316020007	I	Industrial/Business Park	19.52	Vacant	SP,FLOOD
316020016	I	Industrial/Business Park	4.52	Vacant	SP,FLOOD
316020017	I	Industrial/Business Park	4.52	Vacant	SP
316020018	I	Industrial/Business Park	4.53	Vacant	SP
316020028	I	Industrial/Business Park	14.81	Vacant	SP,FLOOD
316100001	I	Industrial/Business Park	8.71	Vacant	SP
316100013	I	Industrial/Business Park	4.93	Vacant	SP
316100032	I	Industrial/Business Park	1.23	Vacant	SP
316100034	I	Industrial/Business Park	2.50	Vacant	SP,FLOOD
316100036	I	Industrial/Business Park	7.39	Vacant	SP,FLOOD
316170001	I	Industrial/Business Park	19.51	Vacant	SP
316170002	I	Industrial/Business Park	10.30	Vacant	SP
316170004	I	Industrial/Business Park	9.50	Vacant	SP
316170007	I	Industrial/Business Park	9.95	Vacant	SP
316170013	I	Industrial/Business Park	9.04	Vacant	SP
316170014	I	Industrial/Business Park	9.62	Vacant	SP
316180002	I	Industrial/Business Park	4.82	Vacant	SP
316180005	I	Industrial/Business Park	4.71	Vacant	SP
316180006	I	Industrial/Business Park	18.78	Vacant	SP
316180009	I	Industrial/Business Park	17.19	Vacant	SP
316180010	I	Industrial/Business Park	20.07	Vacant	SP
316190011	I	Industrial/Business Park	4.46	Vacant	SP
316190036	I	Industrial/Business Park	4.78	Vacant	SP
316190037	I	Industrial/Business Park	4.14	Vacant	SP
316190043	I	Industrial/Business Park	9.94	Vacant	SP
316200001	I	Industrial/Business Park	2.39	Vacant	SP
316200009	I	Industrial/Business Park	2.26	Vacant	SP
316200010	I	Industrial/Business Park	2.37	Vacant	SP
316200011	I	Industrial/Business Park	2.25	Vacant	SP
316200012	I	Industrial/Business Park	10.03	Vacant	SP
316200014	I	Industrial/Business Park	2.39	Vacant	SP
316200015	I	Industrial/Business Park	2.39	Vacant	SP
316200019	I	Industrial/Business Park	4.14	Vacant	SP
316200028	I	Industrial/Business Park	2.00	Vacant	SP
316200029	I	Industrial/Business Park	8.25	Vacant	SP
316210003	I	Industrial/Business Park	5.14	Vacant	SP
316210004	I	Industrial/Business Park	5.14	Vacant	SP
316210005	I	Industrial/Business Park	5.06	Vacant	SP
316210008	I	Industrial/Business Park	4.38	Vacant	SP

<u>APN</u>	<u>Zoning</u>	<u>GP Designation</u>	<u>Acre</u>	<u>Existing Use</u>	<u>Environmental Constraints</u>
316210019	I	Industrial/Business Park	4.97	Vacant	SP
316210020	I	Industrial/Business Park	4.97	Vacant	SP
316210032	I	Industrial/Business Park	4.96	Vacant	SP
316210033	I	Industrial/Business Park	4.95	Vacant	SP
316210038	I	Industrial/Business Park	4.80	Vacant	SP
316210052	I	Industrial/Business Park	4.83	Vacant	SP
316210057	I	Industrial/Business Park	4.77	Vacant	SP
316210071	I	Industrial/Business Park	17.27	Vacant	SP
316210073	I	Industrial/Business Park	17.44	Vacant	SP
316210075	I	Industrial/Business Park	18.20	Vacant	SP
316210076	I	Industrial/Business Park	18.37	Vacant	SP

Total Parcels: 60

Total Vacant Acres: 446.90

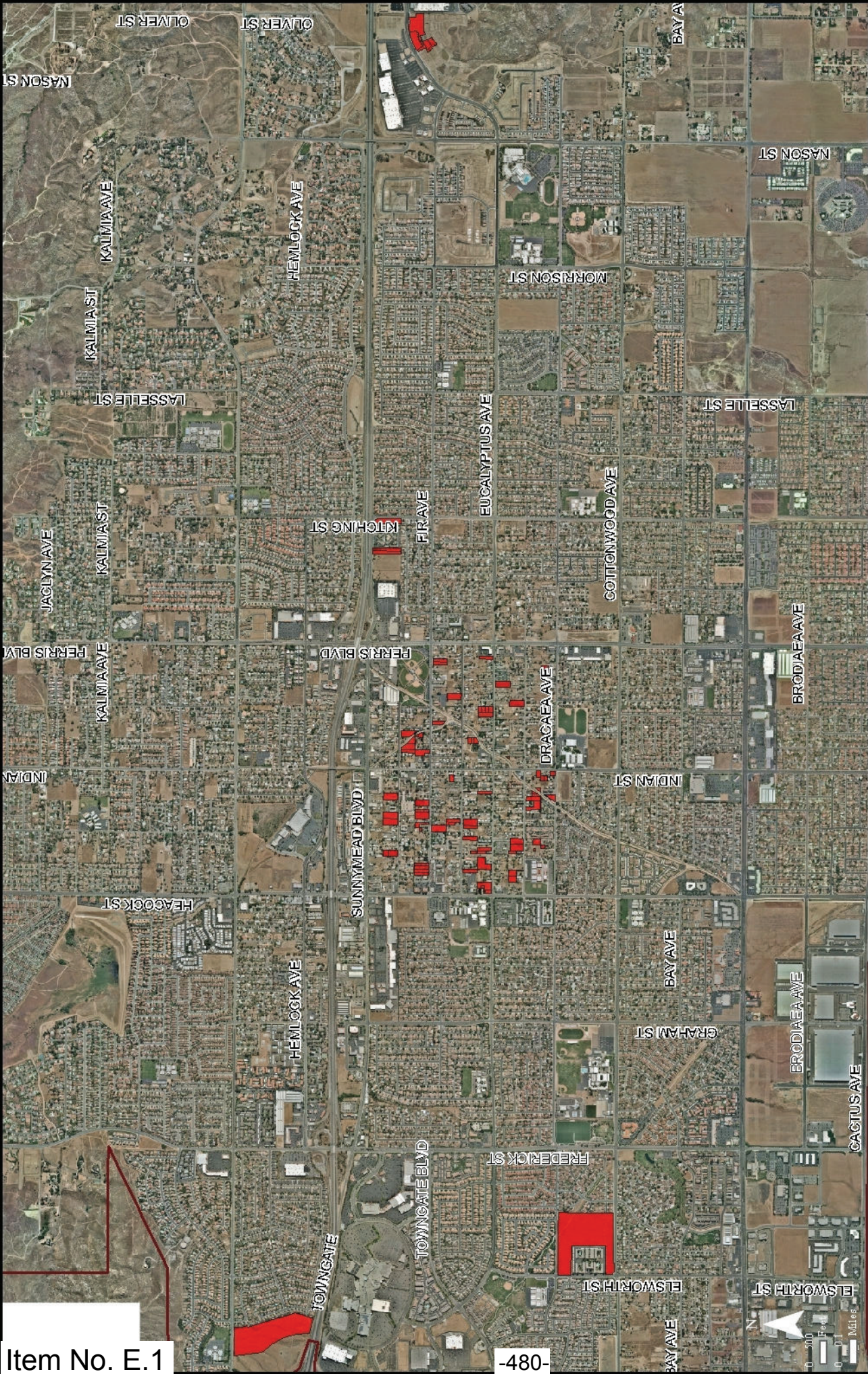


Exhibit:
A - 1

Map Status: DRAFT
 City of Moreno Valley
 Planning and Community Development
 10072000/HousingElement_AltA.chx
 Print Date: December 15, 2009

CITY OF MORENO VALLEY
LOW & VERY LOW INCOME
CALCULATION 1

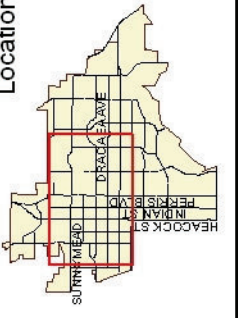
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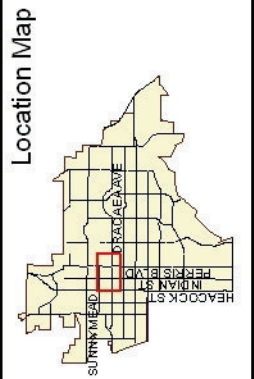
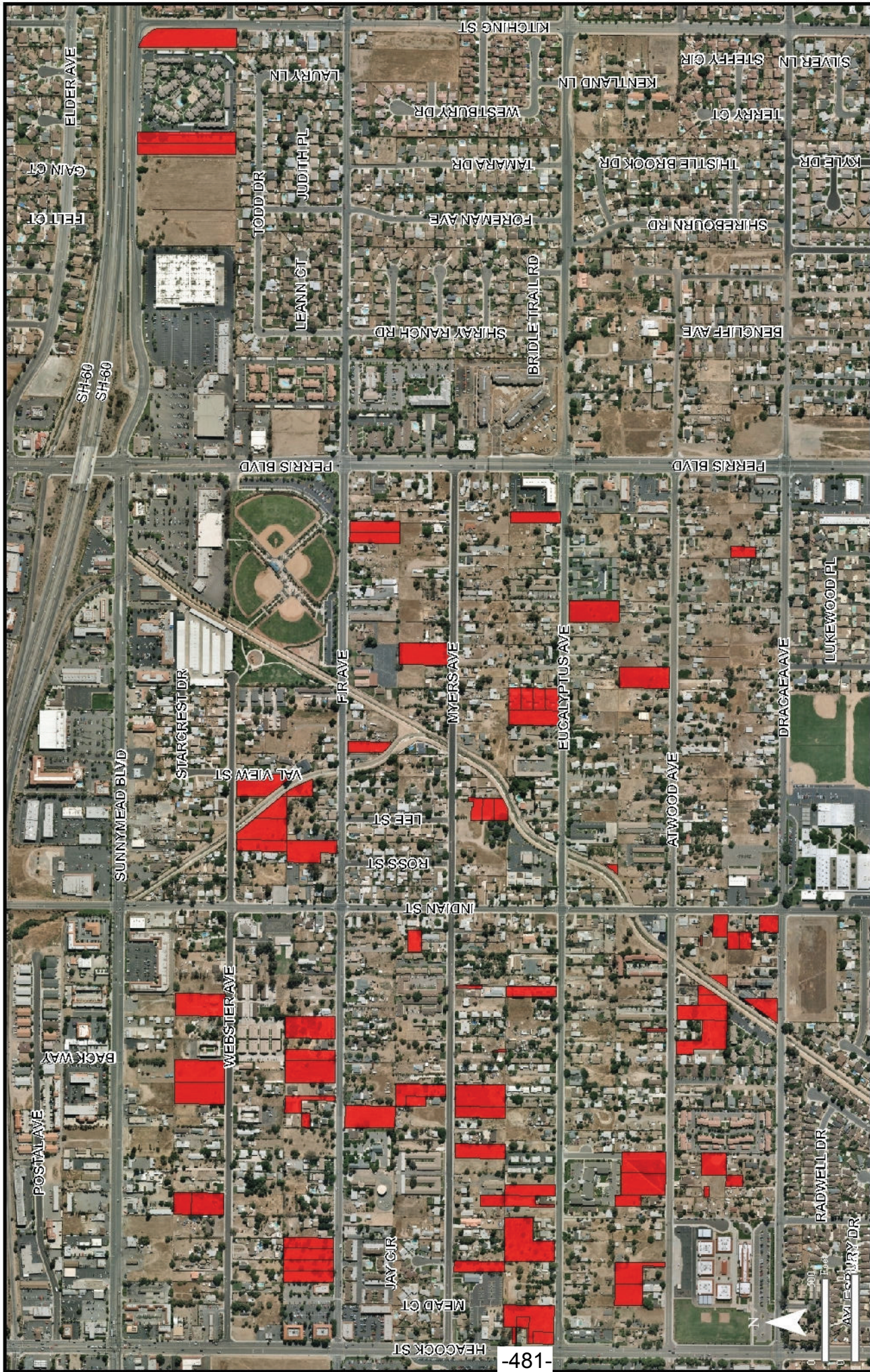
Map Produced by Moreno Valley Geographic Information System

Map Legend
 ■ Calculation #1 - Vacant Parcels

Attachment A

Location Map





Location Map

Map Legend
 ■ Calculation #1 - Vacant Parcels

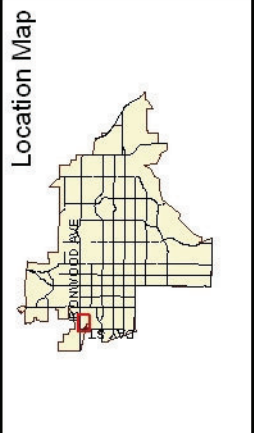
Attachment A

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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hibit:
A - 1b
 up Status: DRAFT
 Map Neighborhood
 Date: 12/15/2009
 2009/12/15/2009
 2009/12/15/2009
 2009/12/15/2009



Map Legend

- Calculation #1 - Vacant Parcels

Attachment A

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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Item No. E.1

-482-

Exhibit:
A - 2

Map Status: DRAFT
 City of Moreno Valley
 Planning and Community Development
 10770009/HousingElement_AltA.chi
 Print Date: December 15, 2009



Location Map

Map Legend
 ■ Calculation #1 - Vacant Parcels
 Attachment A

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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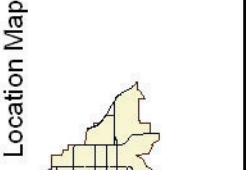
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A - 3
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 2009/06/24/2009/06/24
 9/09/09/09/09/09/09
 8: December 15, 2009

Item No. E.1



Item No. E.1

-484-



Location Map

Map Legend
■ Calculation #1 - Vacant Parcels

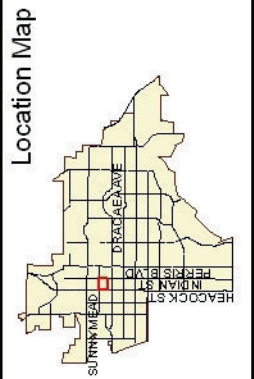
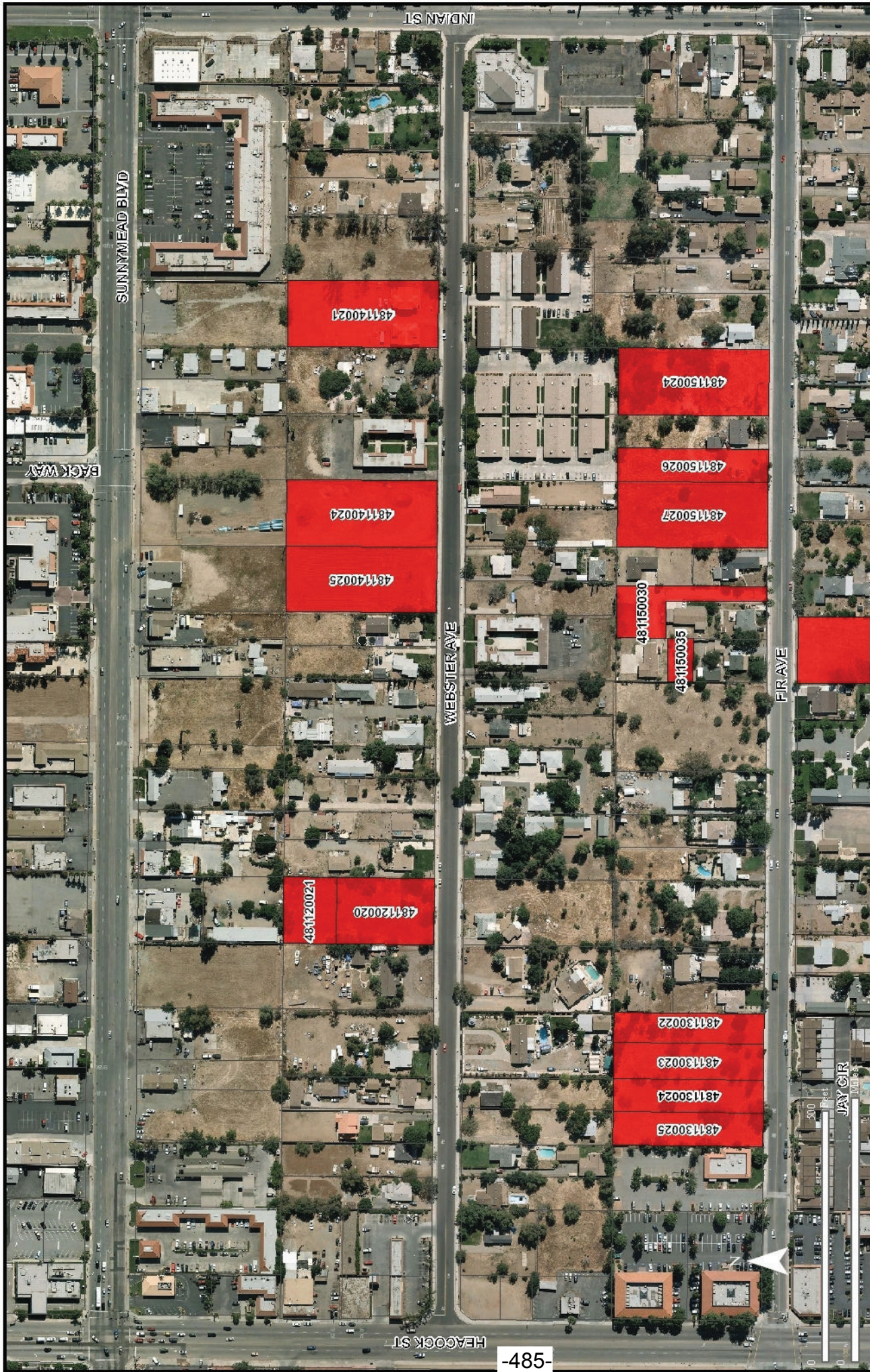
**CITY OF MORENO VALLEY
 LOW & VERY LOW INCOME
 CALCULATION 1**

Exhibit:
A - 4

Map Status: DRAFT
 City of Moreno Valley
 Planning and Community Development
 10272009 Housing Element, Attach.
 Final Date: December 15, 2009

Map Produced by Moreno Valley Geographic Information System

Attachment A



Location Map

Map Legend
■ Calculation #1 - Vacant Parcels

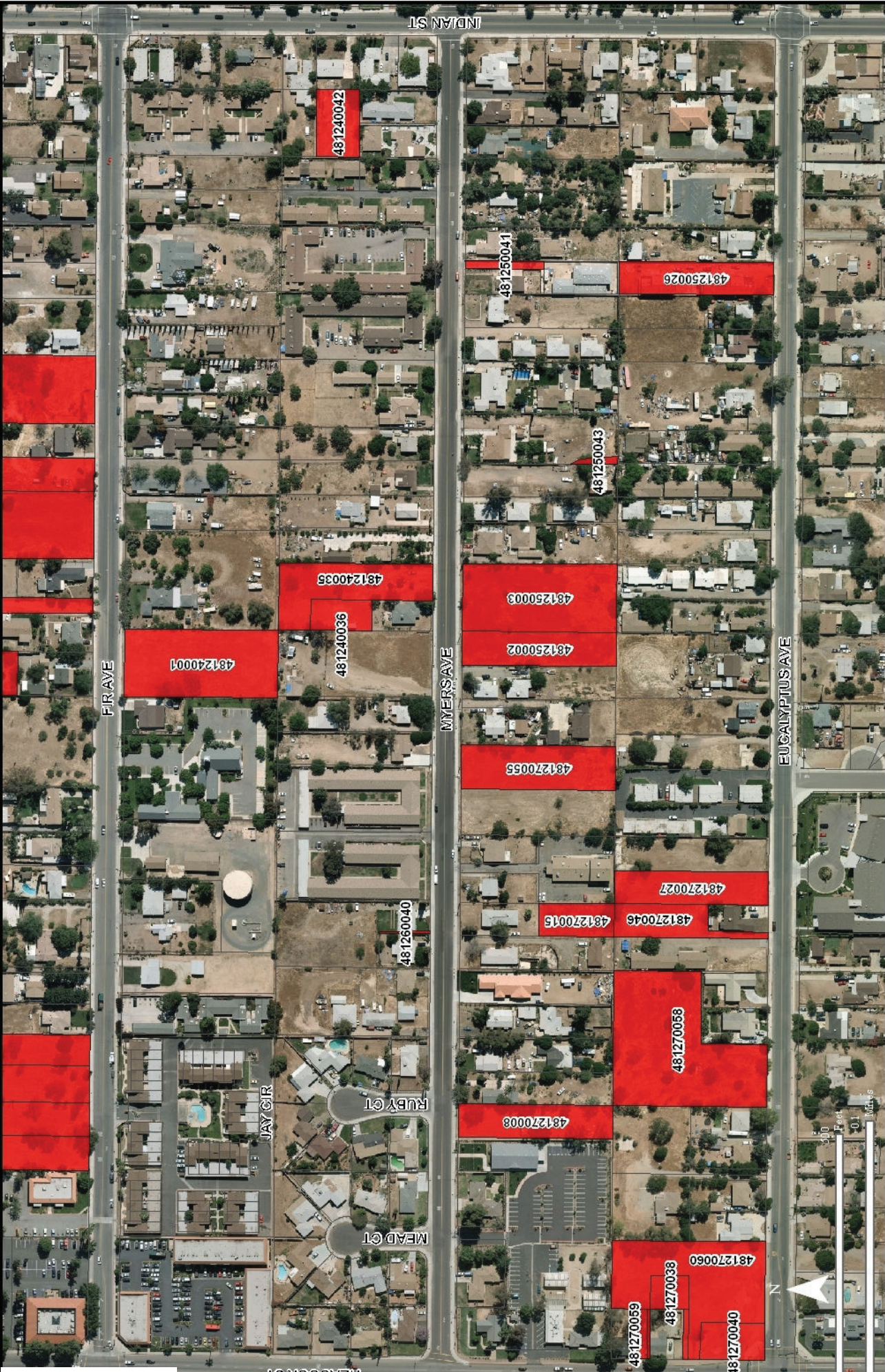
**CITY OF MORENO VALLEY
 LOW & VERY LOW INCOME
 CALCULATION 1**

hibit:
A-5

Map Status: DRAFT
 Map Neighborhood: 481130023
 Date: 12/15/2009
 Prepared by: GIS Department
 Date: December 15, 2009

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Map Produced by Moreno Valley Geographic Information System



Map Legend
■ Calculation #1 - Vacant Parcels

Attachment A

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

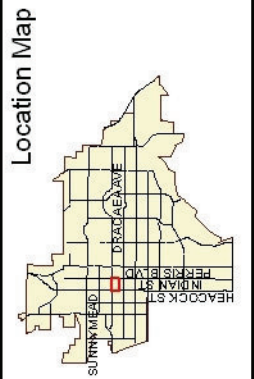
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Item No. E.1

Map Status: DRAFT

Exhibit:
A - 6



Location Map

Map Legend
■ Calculation #1 - Vacant Parcels

Attachment A

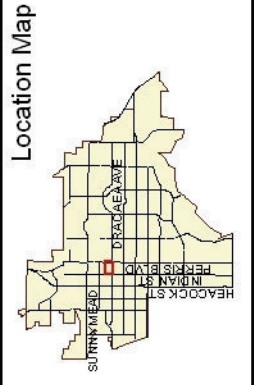
CITY OF MORENO VALLEY
LOW & VERY LOW INCOME
CALCULATION 1

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Map Produced by Moreno Valley Geographic Information System

hibit:
A - 7

ip Status: DRAFT
 City of Moreno Valley
 2009 Housing Element
 10/20/09
 15 December 15, 2009



Map Legend

- Calculation #1 - Vacant Parcels

Attachment A

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

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Map Status: DRAFT
 Map Neighborhood: A-9
 Date: 12/15/2009



Exhibit:

A - 10

Map Status: DRAFT
 City of Moreno Valley
 Planning and Community Development Department
 10720000/HousingElement_AltA.dwg
 Print Date: December 15, 2009

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

CALCULATION 1

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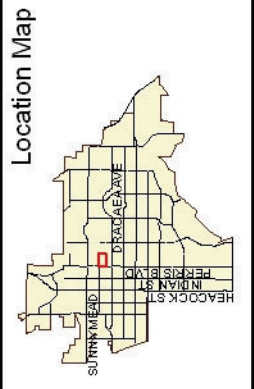
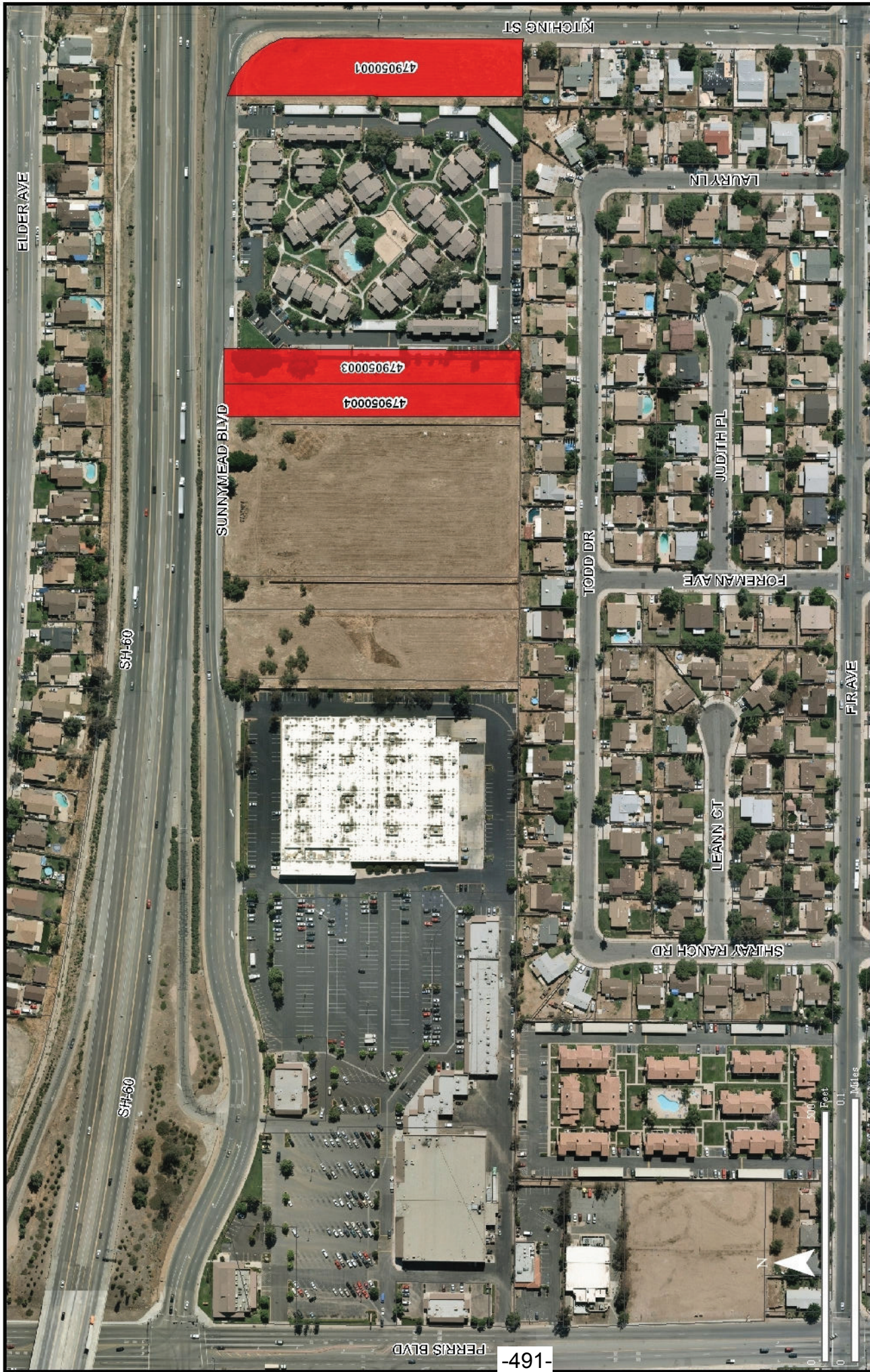
Map Produced by Moreno Valley Geographic Information System

Map Legend
 ■ Calculation #1 - Vacant Parcels

Attachment A

Location Map





Map Legend
■ Calculation #1 - Vacant Parcels

CITY OF MORENO VALLEY LOW & VERY LOW INCOME CALCULATION 1

hibit:
A - 11

Map Status: DRAFT
 Map Neighborhood: Sun Valley
 Date: 12/15/2009
 Map Produced by: Moreno Valley Geographic Information System
 Date: December 15, 2009

Attachment A

Map Produced by Moreno Valley Geographic Information System

Date: December 15, 2009



Exhibit:
C

Map Status: DRAFT
G:\ArcMap\Neighborhood
Preservation\VacantProperties_2007\
HEMaps2009\HousingElement_Calc3
10272009\HousingElement_Calc3
Print Date: December 15, 2009

**CITY OF MORENO VALLEY
REZONED HIGH DENSITY
CALCULATION 3**

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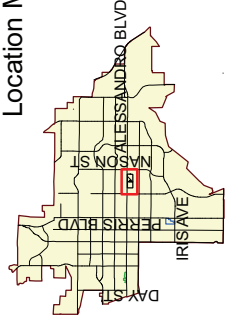
Map Produced by **Moreno Valley Geographic Information System**

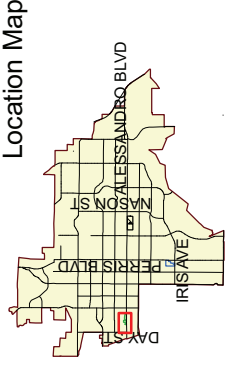
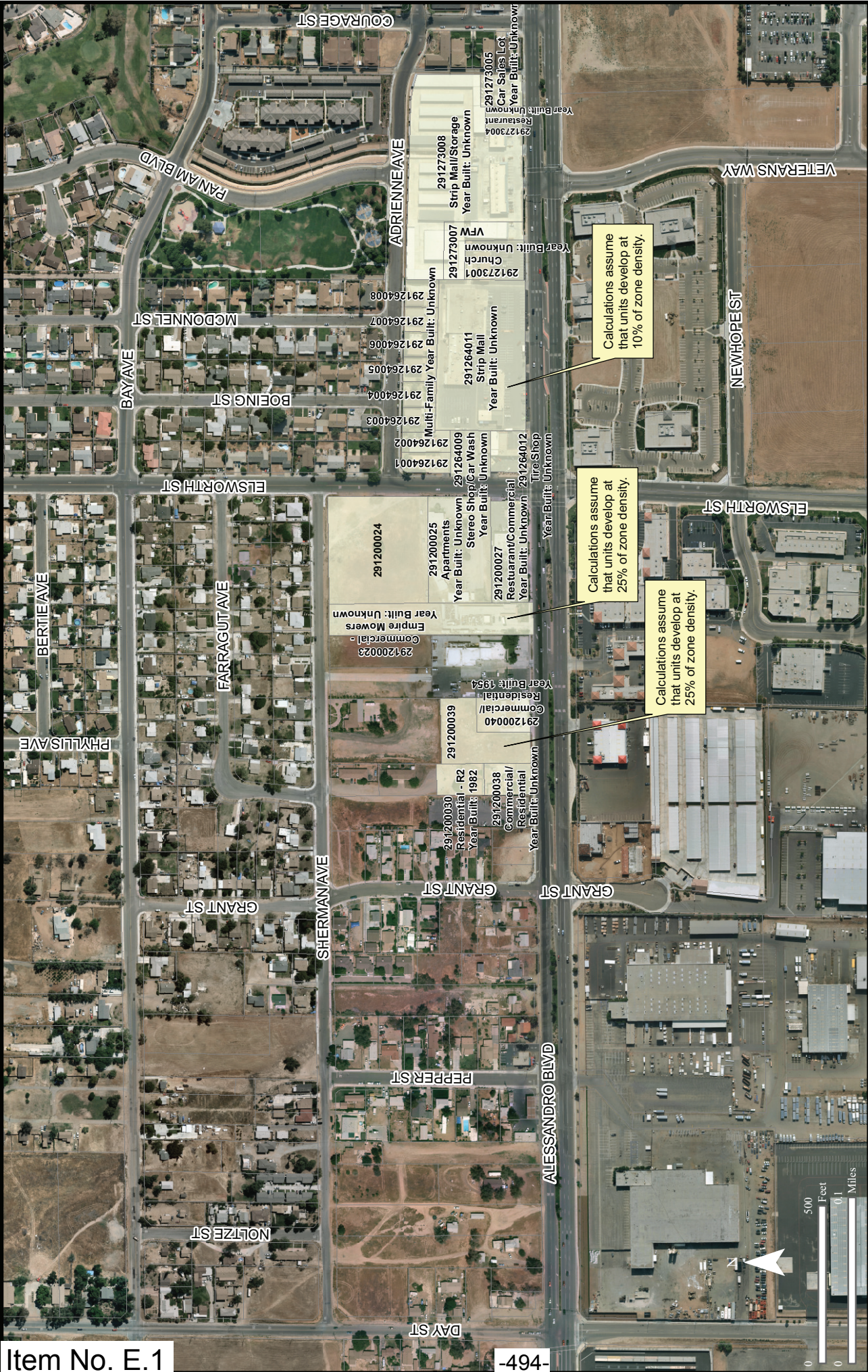
Map Legend

□ Calculation 3 - Parcels

Attachment A

Location Map





Map Legend

- Yellow box: Calculation 5 - Parcels

Attachment A

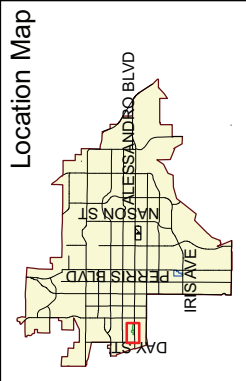
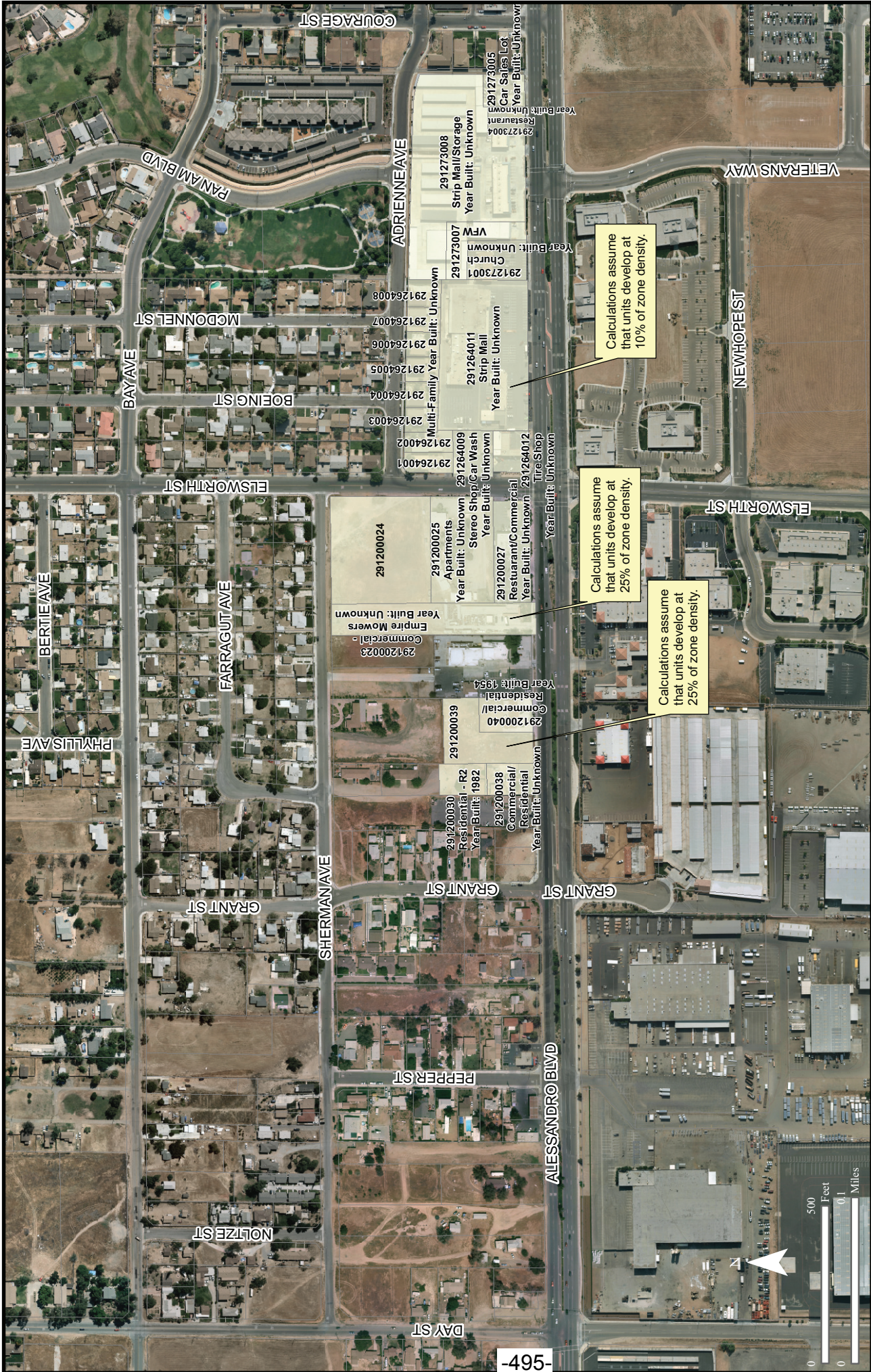
**CITY OF MORENO VALLEY
REZONED HIGH DENSITY
CALCULATION 5**

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Map Produced by **Moreno Valley Geographic Information System**

Exhibit:
E

Map Status: DRAFT
G:\ArcMap\Neighborhood Preservation\VacantProperties_2007\HEMaps2009\HousingElement_10272009\HousingElement_Calc5 Print Date: July 12, 2010



Map Legend

- Calculation 5 - Parcels

Attachment A

CITY OF MORENO VALLEY REZONED HIGH DENSITY CALCULATION 5

Exhibit:
E

ip Status: DRAFT
4ap Neighborhood
ation Vacant Properties, 2007
s2009 Housing Element
09 Housing Element_Calc5
ite: July 12, 2010

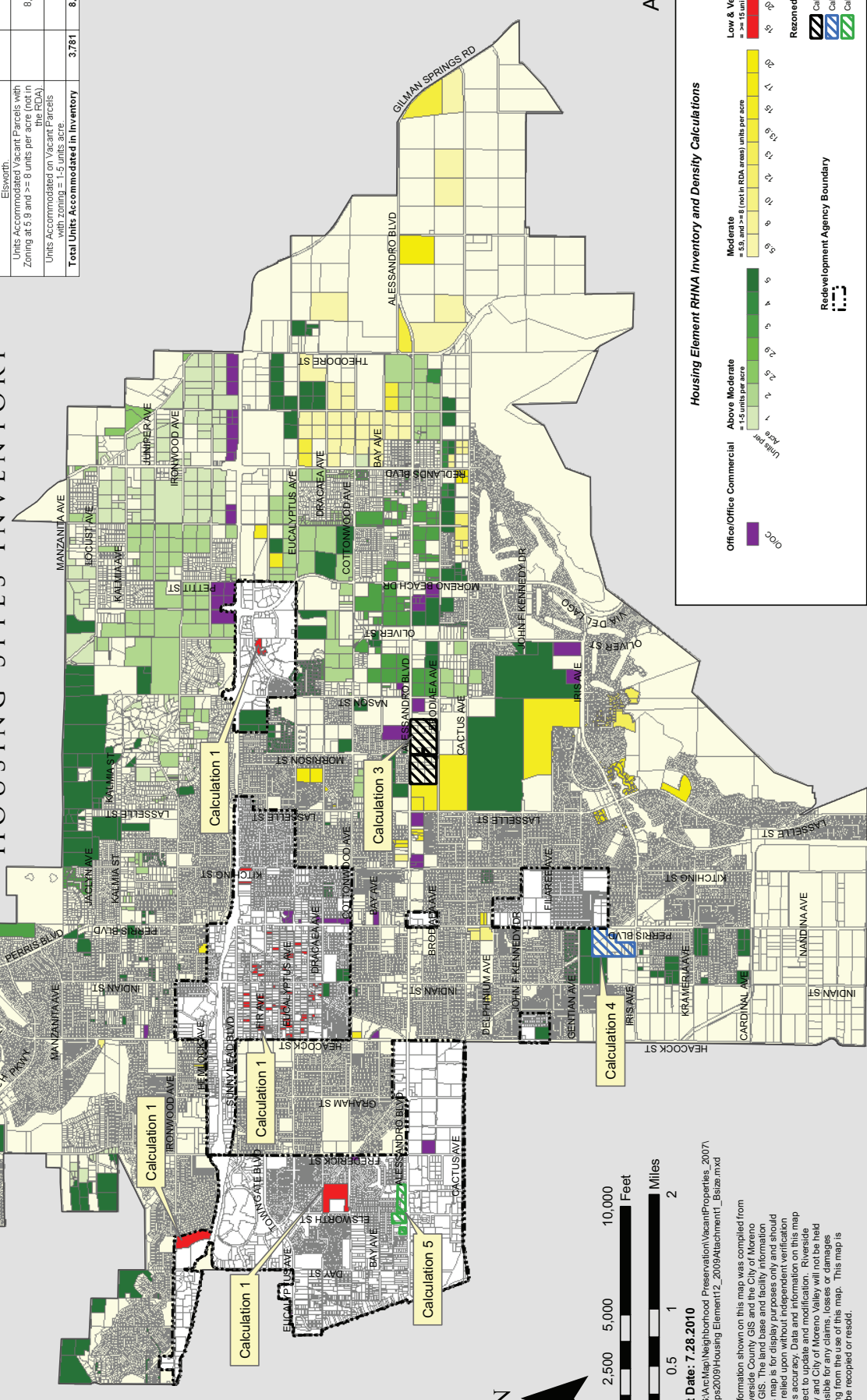
Item No. E.1

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Map Produced by **Moreno Valley Geographic Information System**

CITY OF MORENO VALLEY HOUSING ELEMENT 2008 HOUSING SITES INVENTORY

Sites Inventory	Low and Very Low Units	Moderate Units	Above Moderate Units	Total
Units Accommodated on Vacant Parcels	866			866
Units Accommodated on Parcels Rezoned to Alessandrio	1,780			1,780
Units Accommodated on Parcels Rezoned to 30 Units per Acre at Perms and this zoning	913			913
Units Accommodated on Parcels Rezoned to 30 Units per Acre at Alessandrio and Elsworth	122			122
Units Accommodated Vacant Parcels with Zoning at 5.9 and >= 8 units per acre (not in the RDA)		8,234		8,234
Units Accommodated on Vacant Parcels with zoning = 1-5 units per acre			8,879	8,879
Total Units Accommodated in Inventory	3,761	8,234	8,879	20,894



Housing Element RHNA Inventory and Density Calculations

Office/Office Commercial
 OOC

Above Moderate
 = 1-5 units per acre

Moderate
 = 5.9 and >= 8 (not in RDA areas) units per acre

Low & Very Low
 = >= 15 units per acre (in RDA areas)

Rezoned High Density
 Calculation 3
 Calculation 4
 Calculation 5

Redevelopment Agency Boundary

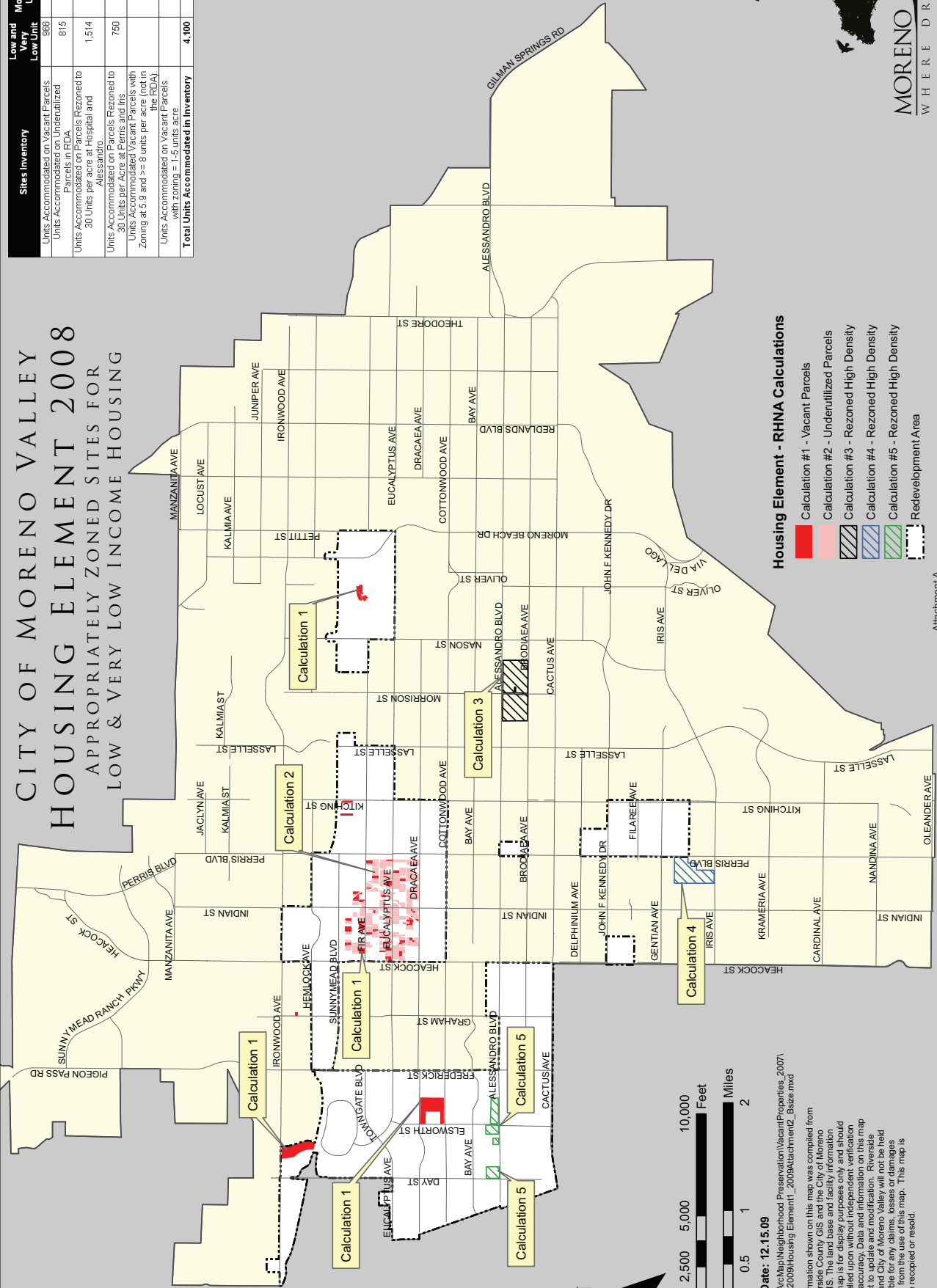
Attachment 1

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Print Date: 7.28.2010
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CITY OF MORENO VALLEY HOUSING ELEMENT 2008 APPROPRIATELY ZONED SITES FOR LOW & VERY LOW INCOME HOUSING

Sites Inventory	Low and Very Low Unit	Moderate Units	Above Moderate Units	Total
Units Accommodated on Vacant Parcels	966			966
Units Accommodated on Underutilized Parcels in RDA	815			815
Units Accommodated on Parcels Re-zoned to 30 Units per acre at Hospital and	1,514			1,514
Units Accommodated on Parcels Re-zoned to 30 Units per Acre at Perms and Inrs	750			750
Units Accommodated Vacant Parcels with Zoning at 6.9 and >= 8 units per acre (not in the RDA)		8,234		8,234
Units Accommodated on Vacant Parcels with zoning = 1.5 units/acre		8,879		8,879
Total Units Accommodated in Inventory	4,100	8,234	8,879	21,188



Attachment 2

- Housing Element - RHNA Calculations**
- Calculation #1 - Vacant Parcels
 - Calculation #2 - Underutilized Parcels
 - Calculation #3 - Re-zoned High Density
 - Calculation #4 - Re-zoned High Density
 - Calculation #5 - Re-zoned High Density
 - Redevelopment Area



Print Date: 12.15.09
 File: G:\ArcMap\Neighborhood Presentation\VacantProperties_20071
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RESOLUTION NO. 2011-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PA08-0053: AN AMENDMENT OF THE CITY OF MORENO VALLEY GENERAL PLAN HOUSING ELEMENT

WHEREAS, state law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city or county; and

WHEREAS, a General Plan must contain certain elements, including a Housing Element which sets forth goals, policies and programs to encourage the development of housing for all income groups and persons with special needs; and

WHEREAS, state law requires that cities and counties comprehensively update their General Plan Housing Elements every five years to ensure their plans can accommodate future demand for housing; and

WHEREAS, between May 23, 2008 and October 13, 2010, multiple drafts of the 2008-14 Housing Element Update were released for review and comment by the California Department of Housing and Community Development; each time incorporating said comments into the subsequent draft Housing Element; and

WHEREAS, the City conducted an environmental analysis on the proposed Housing Element update per the requirements of the California Environmental Quality Act; said analysis concluded that the proposal is exempt under CEQA guidelines in that this activity is covered by the general rule that CEQA only applies to projects that have the potential for causing a significant impact on the environment as defined in Section 15061(b)(3); and

WHEREAS, on November 18, 2011, the Moreno Valley Planning Commission conducted a duly noticed public hearing on the proposed 2008-14 Housing Element Update, as revised; the Planning Commission considered the staff report, written correspondence and oral testimony; and

WHEREAS, the Planning Commission recommended to the City Council approval of the Housing Element Update as presented; and

WHEREAS, all evidence of records, the updated Housing Element, staff reports, correspondence, and the environmental determination are on file in the offices of the City of Moreno Valley, Case No. PA08-0053; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have

occurred.

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

Based upon substantial evidence presented to this City Council during the above-referenced meeting on February 22, 2011, including written and oral staff reports and the record from the Public Hearing, this City Council hereby specifically finds as follows:

A. Conformance with General Plan Policies – The proposed amendment is consistent with the General Plan, and its goals, objectives, policies and programs. The proposed amendment supersedes the existing Housing Element of the General Plan.

FACT: The proposed amendment does not conflict with the goals, objectives, policies and programs of the General Plan. It furthers the goal of the Community Development Element to supply adequate housing to meet the needs of future residents. Moreover, it is consistent with Objective 2.2 because it helps to “provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.”

APPROVED AND ADOPTED this _____ day of _____, 2011.

Mayor of the City of Moreno Valley

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION JURAT

[Clerk's office will prepare]

[NOTE: Any attachments or exhibits to this resolution should follow this jurat.]

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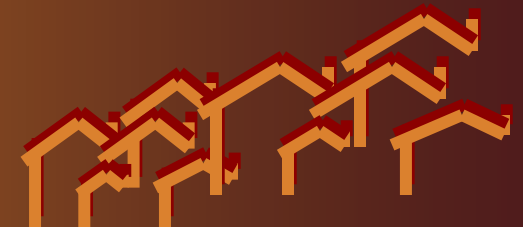


MORENO VALLEY
WHERE DREAMS SOAR

City of Moreno Valley

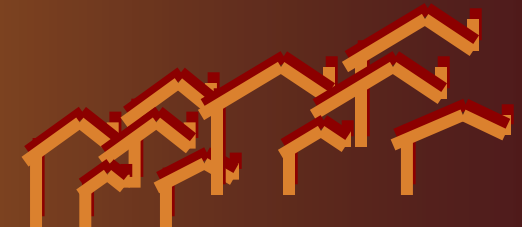
Housing Element 2008-2014

February 22, 2010



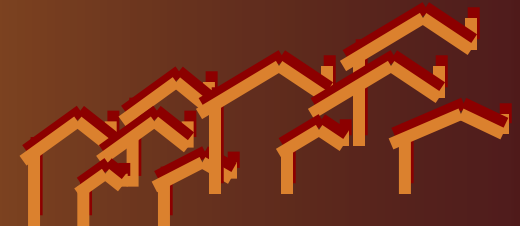


- ☑ Housing Element Overview
- ☑ Moreno Valley's RHNA Allocation
- ☑ Strategies to Meet the RHNA
- ☑ Next Steps



What Does a Housing Element Do?

- ☑ Establishes City policies and goals related to housing.
- ☑ Identifies housing needs in the City for
 - ❖ All income groups
 - ❖ Special needs groups (homeless, disabled)
- ☑ Provides initiatives and programs the City will pursue to achieve housing goals.





What Does a Housing Element Do?

- ☑ What does a Housing Element NOT do?
 - ❖ It does NOT require the City to build housing.

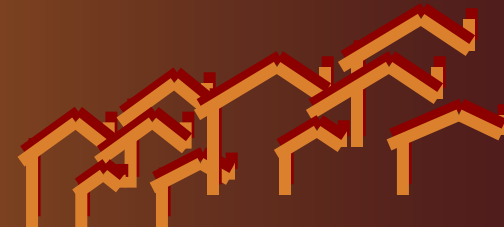
- ☑ Jurisdiction's Responsibility
 - ❖ A City is required to facilitate and create opportunities for housing.





Consequences of Non-Certification

- ❑ **Loss of current funding or potential future funding:**
 - ❖ Housing grants
 - ❖ Future transportation funding
 - ❖ Future infrastructure funding
- ❑ **Allocated RHNA units are rolled over to the next planning period.**
- ❑ **Potential litigation from housing advocates and/or the California Attorney General.**



Regional Housing Needs Assessment

HCD

State of California
Department of Housing
& Community Development

HCD distributes the
State's housing need to
all the regional
councils of government

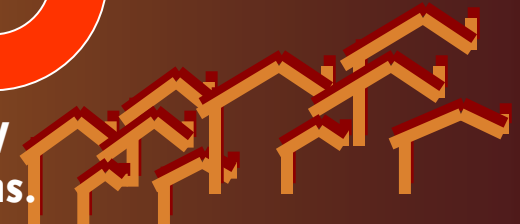


SCAG

Southern California
Association of Governments

SCAG distributes housing need, by
income group, to local jurisdictions.

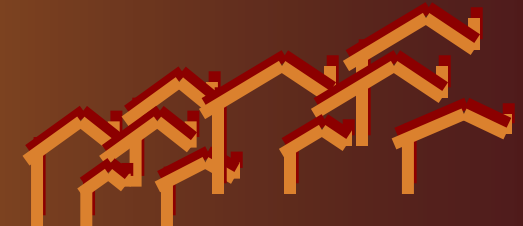
Income Group	Units
Very Low (0-50%)	1,806
Low(51-80%)	1,239
Moderate (81-120%)	1,362
Above Moderate (120%)	3,066
TOTAL	7,474



2010 Income Limits By Household Size

2010 Area Median Income Limits (Riverside/San Bernardino Counties MSA)

AMI %	1	2	3	4	5	6	7	8
Very Low 50%	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
Low 80%	36,400	41,600	46,800	52,000	56,200	60,350	64,500	68,650
Moderate 120%	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950

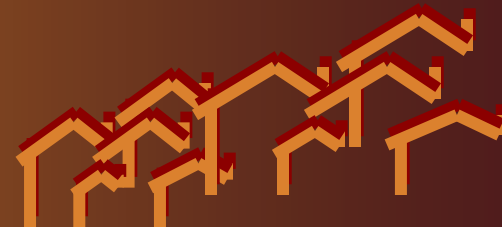




Accommodating the RHNA

Strategies used to accommodate the RHNA:

- ❖ Count affordable residential units constructed or approved since January 2006.
- ❖ Accommodate units on vacant residentially zoned sites.
- ❖ Accommodate the balance of RHNA on sites proposed to be re-zoned to 30 units per acre.

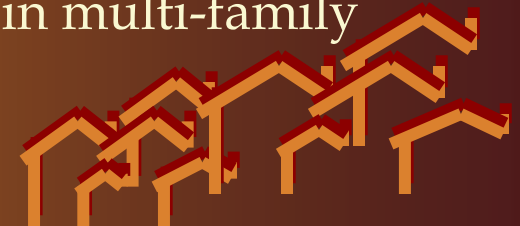


Housing Programs



Emergency Shelters, SRO & Farm Worker Housing

- ❑ State law requires that jurisdictions allow for housing that meets the needs of extremely low income residents. To comply with this requirement, the City proposes to amend the Development Code to :
 - ❖ Develop a Single Room Occupancy (SRO) zone in multi-family and specified commercial zones and adopt development standards.
 - ❖ Amend Specific Plan 208 to add homeless shelters as a permitted use and adopt development standards for the use.
 - ❖ Permit farm worker housing by right in multi-family zones.

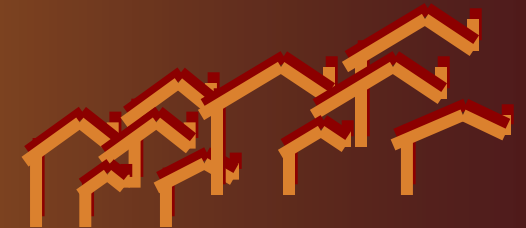


HOUSING ELEMENT ACKNOWLEDGES POSSIBILITY OF RECONSIDERING LAND PLANNING / LAND USES

- ✦ Possibility of zone changes from residential to commercial / industrial to create employment opportunities and address jobs / housing imbalance.
- ✦ Public still afforded full opportunity to participate in future planning efforts consistent with state / local law.
- ✦ Changes won't hinder City's obligation of addressing RHNA allocations.



- ✦ City Council approval of Housing Element.
- ✦ Submit final adopted Housing Element to HCD for final certification.



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CITY COUNCIL REPORTS ON REGIONAL ACTIVITIES

- a. Mayor Richard A. Stewart report on
March Joint Powers Commission (MJPC)**

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RH</i>
CITY MANAGER	<i>mo</i>

Report to City Council

TO: Mayor and City Council

FROM: Jane Halstead, City Clerk, CMC

AGENDA DATE: February 22, 2011

TITLE: APPOINTMENT TO THE ACCESSIBILITY APPEALS BOARD AND TO THE ENVIRONMENTAL AND HISTORICAL PRESERVATION BOARD

RECOMMENDED ACTION

Staff recommends that the City Council, after reviewing the ballot provided by the City Clerk:

1. Appoint Alvin C. Horn to the Accessibility Appeals Board as Construction Representative with a term expiring June 30, 2011;
2. Appoint one member to the Environmental and Historical Preservation Board with a term expiring June 30, 2012; or
2. If appointments are not made, declare the positions vacant and authorize the City Clerk to re-notice the positions as vacant.

BACKGROUND

Applications were accepted by the City Clerk's Office to fill vacancies for the Accessibility Appeals Board and the Environmental and Historical Preservation Board. Appropriate time frames with respect to posting notices of vacancies were followed.

As provided in the City's Municipal Code, the appointees will serve without compensation for designated terms.

The Accessibility Appeals Board has one vacant construction representative position with a term expiring June 30, 2011. The City Clerk's Office received one application from Alvin C. Horn.

The Environmental and Historical Preservation Board has one vacant position with a term expiring June 30, 2012. The City Clerk's Office received two applications from Joseph E. Brooks and Gregory A. Hagans.

Per the Council-adopted policy, prospective applicants are required to attend at least one meeting of their desired board or commission prior to appointment. Gregory A. Hagans, an applicant to the Environmental and Historical Preservation Board, is planning to attend a meeting on March 14 (the Board meets second Monday of each odd-numbered month).

ALTERNATIVES

The Environmental and Historical Preservation Board considers matters pertaining to the preservation of the City's heritage and cultures, and matters of environmental concern, including matters pertaining to hazardous materials and waste within or affecting the City. The Accessibility Appeals Board has the general power and duty to conduct hearings on written appeals made under subdivision (a) of California Health and Safety Code Section 19957.5. Choosing not to fill a vacancy on the above-mentioned boards would result in decreased participation from residents. This option is not consistent with the City Council goal of creating a positive environment for the development of Moreno Valley's future. Therefore, staff recommends that the City Council make the recommended appointment.

NOTIFICATION

1. Publication of the agenda
2. Report and agenda mailed to applicants

Prepared By:
Ewa Lopez
Deputy City Clerk, CMC

Department Head Approval:
Jane Halstead
City Clerk, CMC

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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APPROVALS	
BUDGET OFFICER	<i>caf</i>
CITY ATTORNEY	<i>RA</i>
CITY MANAGER	<i>ms</i>

Report to City Council

TO: Mayor and City Council

FROM: Barry Foster, Community & Economic Development Department Director

AGENDA DATE: February 22, 2011

TITLE: SUBSTANTIAL AMENDMENT #1 TO THE FY 2010-2011 CDBG ANNUAL ACTION PLAN, THE NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3)

RECOMMENDED ACTION

Staff recommends that the City Council review and adopt the proposed 2010-11 CDBG Annual Action Plan Substantial Amendment #1, the Neighborhood Stabilization Program 3 grant application, and authorize the City Manager to reallocate grant funds between HUD-approved NSP3 grant activities.

BACKGROUND

In 2008, the federal government approved legislation that provided Community Development Block Grant (CDBG) funding to local governments to address the foreclosure crisis experienced across the nation. The program was known as the Neighborhood Stabilization Program (NSP) and Moreno Valley received an allocation of \$11,390,116 to stabilize neighborhoods with a high percent of foreclosures, homes in default, and homes financed by sub-prime or high-risk mortgages.

On July 21, 2010, the Wall Street Reform and Consumer Protection Act of 2010 (the Dodd-Frank Act) allocated additional NSP assistance. This additional allocation represents the third round of NSP funding and is referred to as NSP3. Moreno Valley was allocated \$3,687,789 in NSP3 funds. Though almost identical in use to the original NSP grant, the City's NSP3 program must conform to specific rules and regulations provided in the Federal Notice issued by the U.S. Department of Housing and Urban Development (HUD) on October 19, 2010.

To officially secure the NSP 3 grant allocation, the City must adopt Substantial Amendment #1 to the FY 2010-11 Annual Action Plan and submit to HUD a completed NSP3 application detailing the City's Plan no later than March 1, 2011.

DISCUSSION

In general, HUD requires NSP3 applications to meet certain criteria:

1. Cities must target the areas of the community significantly affected by foreclosures, vacant, and abandoned homes.
2. Cities must assist low, moderate, and middle-income level households (those earning up to 120% of the area's median income or AMI).
3. Cities must expend at least 25% of the grant to address the needs of households earning no more than 50% AMI.
4. Program administration costs may not exceed 10% of the NSP3 allocation plus 10% of the program income.
5. NSP3 activities must comply with the list of eligible activities outlined below:

<i>Eligible Uses / Activities</i>	
(a)	Establish financing mechanisms for the purchase and redevelopment of foreclosed homes and residential properties, including down payment assistance programs such as soft-second, loan loss reserves, and shared-equity loans for low-, moderate-, and middle-income homebuyers.
(b)	Purchase and rehabilitate homes and residential properties that have been abandoned and foreclosed upon, in order to sell, rent, or redevelop such homes and properties.
(c)	Establish and operate land banks for homes and residential properties that have been foreclosed upon.
(d)	Demolish blighted structures.
(e)	Redevelop demolished or vacant properties as housing.

TARGET AREAS

HUD has provided data to assist jurisdictions in evaluating areas with current and future risk of foreclosure and in developing NSP3 strategies for their communities. HUD calculated foreclosure risk factors for every census tract in the City of Moreno Valley, ranked from 1 to 20, with a score of 20 indicating the HUD-estimated areas of greatest need. For California, HUD established a minimum census tract need score of 17. Regrettably, all of Moreno Valley scored above the threshold and 87% of Moreno Valley scored 20.

Unlike NSP1, which was approved for use in approximately two-thirds of Moreno Valley, the NSP3 program requires "deep targeting" of grant funds using a mapping tool that generates a unit impact quota for the number of units to be assisted within a proposed neighborhood. To further assist with the determination of where to target NSP3 efforts,

HUD also recommended consideration of several policy maps. Since all of Moreno Valley is eligible, targeting specific neighborhoods of a size the grant could reasonably impact was challenging. Staff has analyzed data for census tracts, eliminated areas of need within the boundaries of the existing NSP1 program (with the exception of specific condominium projects to be described below), and recommends the dedication of NSP3 funds to the following target areas (see Attachment A - map):

- Target Area 1: Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds.
- Target Area 2: Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St.
- Target Area 3: Condominiums at Iris Ave. and Lasselle St.
- Target Area 4: Condominiums at Moreno Beach Dr. and JFK Dr.
- Target Area 5: Condominiums at Perris Blvd. and Hemlock Ave.

Note: though relatively small in area, staff propose the inclusion of condominium complexes in the NSP3 target areas to enable the acquisition, rehabilitation, and resale to households earning up to 50% AMI (which complies with the HUD requirement to spend 25% of the NSP grant on this population). Furthermore, some Moreno Valley condominium complexes are experiencing inadequate owner-occupancy rates and have become ineligible for FHA financing. NSP3 investment and owner-occupied homebuyers is intended to improve FHA financing eligibility.

PROGRAM OVERVIEW

Four primary activities have been identified as best addressing the needs of the community while meeting the requirements of HUD. Below is a brief overview of the proposed activities for the City of Moreno Valley's NSP program. Funding recommendations are included for each proposed activity. Consistent with the NSP1 program, staff is requesting authority be granted to the City Manager to move NSP funds between HUD-approved activities if it is determined necessary. This authority would assist the City to respond quickly to situations affecting the program, such as changing market conditions.

For detailed information, a draft of the Neighborhood Stabilization Program Substantial Amendment is included as Attachment B of this report.

Activity 1 – Acquisition, Rehabilitation, Resale of Single Family Homes

Staff proposes to use 72% of the grant or \$2,669,010 to acquire foreclosed single-family or condominium residence(s) and then rehabilitate and resell them to income eligible households of up to 120% AMI. Staff proposes to partner with several CHDO, non-profit and for-profit residential development partners to expand the successful NSP1 Acquisition, Rehabilitation, Resale program into the added NSP3 target areas. Properties will be acquired at a minimum discount of 1% below appraised value, in compliance with NSP regulations. Prior to resale, the properties will be rehabilitated

and inspected by an inspector for compliance with the City's Housing Quality Standards. Energy efficient and environmentally-friendly "green" elements will be incorporated into the rehabilitation scopes of work for each property.

To meet the NSP3 requirement to dedicate at least 25% of the grant to households that earn up to 50% AMI, attention will be directed to the acquisition and rehabilitation of homes to be made available to households in the target price range.

Activity 2 - Neighborhood Stabilization Homeownership Program (NSHP)

Staff proposes to use 8% of the grant or \$300,000 eligible homebuyers in purchasing and completing minor rehabilitation of foreclosed Moreno Valley properties. Modeled after the NSHP offered by the County of Riverside, NSP3 funds would provide purchase price and home repair assistance to qualified households for the purchase of foreclosed homes in one of the NSP3 target areas.

Unlike the City's Redevelopment-funded downpayment assistance program, the NSHP could also include an optional home repair assistance to the home purchased, incorporating energy-efficient improvements that will provide long-term affordability and increased sustainability. Eligible activities in the NSHP home repair assistance will include interior and exterior repairs and curb appeal improvements.

Activity 3 – Demolition

During the course of administering the NSP1 grant, staff have encountered the occasional foreclosed property in such disrepair that rehabilitation was not economically feasible. Demolition of blighted structures is an NSP-eligible activity and staff recommends allocating 3% (\$100,000) in the NSP3 program to enable the tear-down of a property for which rehabilitation is not an option.

Activity 4 – Land Banking

A land bank would be established to assemble, temporarily manage, and dispose of vacant land after a demolition spelled out in Activity 3. Staff recommends allocating 7% (\$250,000) to fund maintenance of property after a demolition has occurred or for the acquisition foreclosed vacant residential property until new residential construction on that property takes place.

Activity 5 – Redevelopment

This activity funds the redevelopment of demolished sites or vacant sites acquired and held in the City's land bank for future development to provide housing to income-eligible households earning up to 120%. The City will focus its redevelopment efforts in Target Areas 1 and 2, as defined above. In addition, the City will leverage the NSP3 funds with other available funding sources (i.e. HOME and Redevelopment Set-Aside funds) to maximize the effectiveness of the activity.

Administrative/Planning Costs

The remaining 10% (\$368,779) of the grant will be reserved for grant administration and planning purposes.

ALTERNATIVES

1. **Alternative 1.** Adopt Amendment 1 to the FY 10/11 Annual Action Plan and authorize the City Manager to reallocate grant funds between HUD-approved NSP3 grant activities. **Staff recommends this action because it complies with the Dodd-Frank Act and adheres to the guidelines provided in the HUD Federal Register Notice, dated October 19, 2010 (Docket No. FR-5447-N-01).**
2. **Alternative 2:** Decline to adopt Amendment 1 to the FY 10/11 Annual Action Plan and decline to authorize the City Manager to reallocate grant funds between HUD-approved NSP3 grant activities. **Staff does not recommend this action because it would result in a failure to complete Dodd-Frank Act and HUD requirements for NSP3.**

FISCAL IMPACT

The NSP3 funds are a HUD grant and do not require any matching funds. Please note, this amendment will not impact other City funding (i.e., the General Fund or redevelopment). The Federal Housing and Economic Recovery Act does allow for the leveraging of NSP funds with existing RDA or CDBG monies. However, this is currently not considered as a viable option because these funds have been previously budgeted to other projects.

It is anticipated that the NSP activities could potentially generate revenue, or program income. Should this occur, the HERA requires that the monies to be reapplied to the NSP program and treated as additional funding, subject to the same expenditure criteria. According to the HERA, the City may continue to utilize NSP program income through July 30, 2013. As currently written, any program income generated after that date must be returned to the U.S. Treasury.

A summary of the NSP budget is provided below.

PROPOSED NSP BUDGET

NSP Total Grant	\$3,687,789
NSP-Activity 1: Single Family Acquisition/Rehabilitation/Resale	\$ 2,669,010
NSP-Activity 2: Neighborhood Stabilization Homeownership Program	\$ 300,000
NSP-Activity 3: Demolition	\$ 50,000
NSP-Activity 4: Land Banking	\$ 100,000
NSP-Activity 5: Redevelopment	\$ 200,000
NSP Administration Cap (10%)	<u>\$368,779</u>
Total Anticipated Grant Expenditures	\$3,687,789

The \$3,687,789 grant will be made available to Moreno Valley as a line of credit through HUD's Disaster Recovery Grant Reporting System (DRGR)¹. Once the Annual Action Plan Amendment is approved by HUD, the City will be required to submit quarterly reports summarizing obligations, expenditures, draw downs, and accomplishments for all activities through the DRGR system.

Under NSP3, grantees have 2 years from the date HUD signs the grant agreements to expend 50% the grant funds and 3 years to expend an amount equal to the total grant allocation.

CITY COUNCIL GOALS

1. REVENUE DIVERSIFICATION & PRESERVATION

NSP3 funds will enhance the City's ability to stabilize housing and preserve City neighborhoods.

2. PUBLIC SAFETY

The NSP3 activities will directly or indirectly help to provide a secure environment for by reducing the number of vacant and abandoned properties in the community.

3. COMMUNITY IMAGE, NEIGHBORHOOD PRIDE & CLEANLINESS

The NSP3 activities will help to preserve, rehabilitate and improve the City's existing neighborhoods.

SUMMARY

In accordance with the Wall Street Reform and Consumer Protection Act of 2010, HUD is allocating additional emergency grants to states, cities, and counties to address the foreclosure crisis. The City of Moreno Valley has been allocated \$3,687,789 to implement a third round of Neighborhood Stabilization Program activities (NSP3) within a 36-month timeline. To receive the grant allocation, an NSP3 Substantial Amendment to the FY 10/11 Annual Action Plan must be provided to HUD no later than March 1, 2011. This report provides for an overview of the four proposed activities to be implemented as part of the NSP3 program, if approved.

Funding recommendations are included herein for each proposed activity. Consistent with the NSP1 program, staff is requesting authority be granted to the City Manager to move NSP funds between HUD-approved activities if it is found necessary. This authority would assist the City to respond quickly to situations affecting the program, such as changing market conditions.

¹ HUD will monitor the NSP monies separately from standard CDBG funds, which are monitored via the Integrated Disbursement and Information System (IDIS).

NOTIFICATION

Notice of this meeting was published in the Press-Enterprise newspaper on February 7, 2011. A copy of the draft NSP3 amendment was also available on the City website for public review and comment. A summary of the proposed program was also made available in Spanish. The official 15-day public review period occurred between February 7, 2011 and February 21, 2011.

ATTACHMENTS/EXHIBITS

ATTACHMENT A Proposed NSP3 Target Areas Map
ATTACHMENT B Neighborhood Stabilization Program 3 Substantial Amendment

Prepared By:

Name Michele Patterson
 Title Redevelopment & Neighborhood
 Programs Administrator

Department Head Approval:

Name Barry Foster
 Title Community & Economic
 Development Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:

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CITY OF MORENO VALLEY NSP3 TARGET AREA BY HUD FORECLOSURE RISK SCORE

NSP1 Target Area



NSP3 Foreclosure Risk Scores

18

19

20

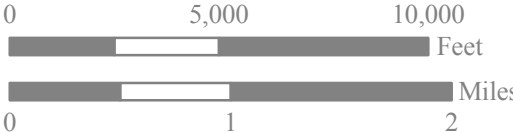
NSP3 Target Areas

Census Tracts

Census Block Groups



-527-

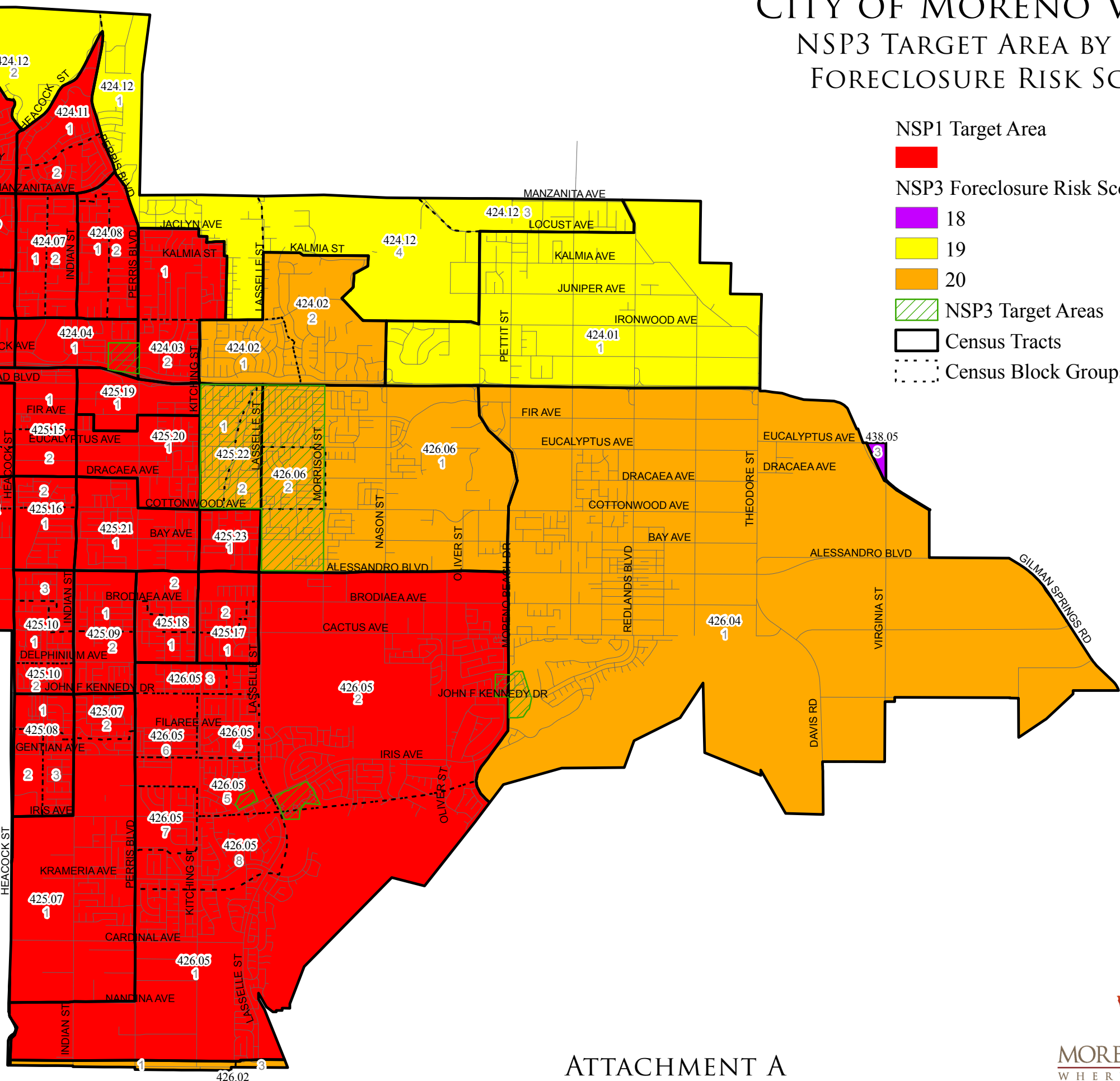


Map Produced by Moreno Valley
Geographic Information System
Geographic Information in:
Plane NAD 83 California Zone 6 Feet
Map\NeighborhoodPreservation\
_TraBlkGroups_ForeclosureRisk_City_2011.mxd
July 15, 2011

Information shown on this map was compiled from
Riverside County GIS and the City of Moreno Valley
The land base and facility information on this map is
for display purposes only and should not be relied upon without
independent verification as to its accuracy. Riverside County and
Moreno Valley will not be held responsible for any claims,
injuries or damages resulting from the use of this map.

Information reflected on this map was provided by the U.S.
Department of Housing and Urban Development. The City of
Moreno Valley does not accept responsibility for the data.

Item No. G.3



ATTACHMENT A



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Attachment B

NEIGHBORHOOD STABILIZATION PROGRAM 3RD ROUND

SUBSTANTIAL AMENDMENT CITY OF MORENO VALLEY



<p><u>Jurisdiction(s):</u> City of Moreno Valley</p> <p><u>Jurisdiction Web Address:</u></p> <p>http://www.moval.org/resident_services/housing/index_housing.shtml</p> <p><u>Mailing Address:</u> 14177 Frederick St. Moreno Valley, CA 92553</p>	<p><u>NSP Contacts:</u> Michele Patterson Redevelopment & Neighborhood Programs Administrator</p> <p>Shanikqua Freeman Housing Program Coordinator</p> <p><u>Telephone:</u> 951-413-3450</p> <p><u>Fax:</u> 951-413-3459</p> <p><u>Email:</u> MicheleP@moval.org ShanikquaF@moval.org</p>
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The City of Moreno Valley wishes to thank HUD for recognizing the seriousness of the housing crisis in our City and allocating \$3,687,789 in the third round of Neighborhood Stabilization Program (NSP) funds to address foreclosed, vacant, and abandoned homes. The City is determined to find the highest and best use for these emergency dollars and offers the following plan for your review.

NEIGHBORHOOD STABILIZATION PROGRAM
3RD ROUND

SUBSTANTIAL AMENDMENT
CITY OF MORENO VALLEY



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A. AREAS OF GREATEST NEED

HUD: Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction.

City Response:

The City of Moreno Valley is a 51-square mile city located in western Riverside County, California. Through 2006, Moreno Valley consistently ranked as one of the fastest growing cities in the nation. This significant growth rate, combined with skyrocketing home prices and risky lending practices, placed Moreno Valley near the top of a less desirable ranking – it is one of the cities hardest hit by foreclosures.

The Department of Housing and Urban Development (HUD), via the 2008 HERA Act, recognized the seriousness of Moreno Valley's foreclosure problem and allocated \$11,390,116 to the City for use in neighborhood stabilizing activities. In the effort to address continued needs, Moreno Valley was allocated an additional \$3,687,789 in the third round of Neighborhood Stabilization Program (NSP) funds, authorized on July 21, 2010 under the Wall Street Reform and Consumer Protection Act of 2010 (the Dodd-Frank Act).

In response to Moreno Valley's foreclosure problem and with HUD's allocations, the City will focus its efforts in the areas of greatest need. In order to identify these areas, the City analyzed various information:

The foreclosure and abandonment risk scores were calculated by HUD, through evaluation of the data described below. HUD provided the risk scores in a 1-20 priority ranking with 20 representing the highest risk of foreclosure/abandonment. HUD established California's minimum eligible need score of 17. **The entire City of Moreno Valley has been determined eligible, with NSP3 Need Scores ranging from a few Census Tracts with scores of 18 or 19 and 87% of the City scoring at 20.**

HUD's NSP3 Risk Score Data Sources:

- 1). City unemployment rate – Moreno Valley's rate is currently 16.4% (14,300 Moreno Valley were unemployed in December 2010), which significantly exceeds Riverside County's rate of 14.2%.
- 2). Average housing sales price decline since market peak – Moreno Valley's resale prices have declined – 44.3% since the peak of the market.
- 3). High cost loan rates by census tract/block groups (mortgages with interest-only payment options, stated income mortgages with high loan to value ratios, etc.) – Moreno Valley's high cost loan rates range from 21.1% to 41%.

The City considered HUD's updated Census Tract foreclosure risk scores, datasets found on www.huduser.org, HUD's NSP3 Mapping Tool, maps developed at the HUD-recommended www.policymap.com website, plus Moreno Valley's NSP1 Target Area map and developed the attached map of the City's proposed NSP3 Target Areas (see Attachment 1).

Utilizing this data, the City identified areas of need, including areas with a high percentage of current home foreclosures, areas with a high percentage of risky home loans, and areas with high future foreclosure rate projections.

Specific Findings:

Since the entire City of Moreno Valley has been determined eligible, with 87% of the Census Tracts assigned an NSP3 Need Scores at 20, the City has used deep targeting to identify the NSP3 Target Areas as those that offer the greatest potential for visible impact. The City proposes to prioritize the use of NSP3 funds in targeted Census Tracts not identified as eligible as part of the NSP 1 Program, to expand the City's NSP response capabilities. The proposed Target Areas have all received a HUD-calculated Foreclosure Risk Score of 20, demonstrating a concentration of existing foreclosures, a high percentage of homes finance with subprime mortgages, and a risk of high future foreclosure rates (also evidenced through the NSP3 Planning Data).

NSP3 Target Areas:

NSP3 requires a focused approach to each grantee's foreclosure response. As a result, Moreno Valley utilized deep targeting principles to select the proposed NSP3 Target Areas.

Though the City's NSP1 program is successfully serving a large portion of Moreno Valley (30 of the City's 86 Census Tracts), several Census Tracts that were found ineligible for NSP1 assistance have suffered an increase in the foreclosure risk factors and now have NSP3 Need Scores of 20. In addition, Moreno Valley has NSP1-eligible condominium neighborhoods that remain unassisted. Moreno Valley's focused approach to identifying NSP3 Target Areas would assist the following:

- Target Area 1: Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
- Target Area 2: Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
- Target Area 3: Condominiums at Iris Ave. and Lasselle St. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. Target Area 3 has an NSP3 Risk Score of 20.
- Target Area 4: Condominiums at Moreno Beach Dr. and JFK Dr. Half of this Target Area remains eligible for NSP1. However, the additional area expands the opportunities to address the needs of condominium neighborhoods. Target Area 4 has an NSP3 Risk Score of 20.
- Target Area 5: Condominiums at Perris Blvd. and Hemlock Ave. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. Target Area 5 has an NSP3 Risk Score of 20.

Please see Attachment 2 – NSP3 Mapping Tool maps and Planning Data reports for details about the proposed NSP3 Target Areas.

B. DISTRIBUTION AND USES OF FUNDS

HUD: Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act, that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures.

City Response:

The Housing and Economic Recovery Act of 2008 established the following eligible uses:

- Establishment of financing mechanisms for the purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low and moderate income homebuyers.
- Purchase and rehabilitation of homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop, such homes and properties.
- Establishment of land banks for homes that have been foreclosed upon.
- Demolition of blighted structures.
- Redevelopment of demolished or vacant properties.

With these eligible uses in mind, the City of Moreno Valley has identified activities that would best address the needs of the community while meeting the requirements of Section 2301(c)(2) of HERA, as amended by the Dodd-Frank Act. The proposed activities are described below.

The NSP3 grant will fund five primary activities plus Administration:

- 1) Acquisition, Rehabilitation, and Resale in the amount of \$2,669,010
- 2) Neighborhood Stabilization Homeownership Program (NSHP) in the amount of \$300,000
- 3) Demolition in the amount of \$50,000
- 4) Land banking in the amount of \$100,000
- 5) Redevelop demolished or vacant properties as housing in the amount of \$200,000.
- 6) Administration in the amount of \$368,779

NOTE: The City of Moreno Valley is not proposing to include a rental component in the NSP3. The City operated an Acquisition, Rehabilitation, Rental program under the NSP1 grant and found that our real estate market conditions do not support this activity. Purchase prices are low enough and investors are competitively over-bidding property list prices such that NSP acquisitions that require negotiation of a 1% discount are not successful. While the rental program was used to comply with spending requirements for the LH25 population, the City instead proposes to utilize an Acquisition, Rehabilitation, Resale program offering low-cost single family detached or condominium units to households earning up to 50% AMI.

Activity 1- Acquisition/Rehabilitation/Resale (ARR) of Single Family Residential Units

The City of Moreno Valley proposes to dedicate \$2,669,010 (72%) of the NSP3 grant to acquiring foreclosed single-family detached and/or single-family attached (condominium) residence(s) and then rehabilitating and reselling them to income-eligible households of up to 120% AMI. Alternatively, the City may request transfer of Activity 1 funds in the future to Activities 4 or 5, to provide additional funds for land banking and/or redevelopment, as needed.

Under the NSP1 grant, the ARR program is already being used effectively to rehabilitate foreclosed properties in neighborhoods with a Foreclosure Risk Score of 9 or 10 (a score of 10 indicated the highest level of need). As described in Section A above, the City proposes to extend the availability of the ARR program into a few newly targeted neighborhoods now identified as having a high risk of foreclosure. Also, Moreno Valley contains some condominium neighborhoods struggling with excess foreclosures and rental units. With inadequate owner-occupancy rates, FHA financing is not available for families seeking to acquire condominium units and these complexes continue to stagnate. In response, the City proposes to include condominium units in the NSP3 ARR activity to reverse the high rental trend and make affordable homeownership available to Moreno Valley residents, including the LH25 population (those earning up to 50% AMI).

Practically, the City of Moreno Valley will partner with several residential development partners make a visible impact on the identified target areas. Properties will be acquired at a minimum discount of 1% below appraised value, in compliance with NSP3 regulations. All ARR NSP3 properties will be rehabilitated. Energy efficient and environmentally-friendly “green” elements will be incorporated into the rehabilitation scopes of work for each property. Prior to resale, the NSP3 properties must pass an inspection by a City building inspector for compliance with the City’s Housing Quality Standards.

To comply with NSP3 requirements, the City will to dedicate at least \$921,947 (25%) of the grant to households that earn up to 50% AMI. The City will tailor this component of the ARR activity to increasing homeownership opportunities for income-eligible households by targeting the purchase of single-family attached (condominium) units and/or lower-priced single-family detached units and providing financing assistance to lessen the affordability gap.

Activity- 2: Neighborhood Stabilization Homeownership Program (NSHP)

The City of Moreno Valley will dedicate \$300,000 (8%) of the NSP3 allocation to provide for buyer-driven homeownership for low, middle, and moderate income-eligible homebuyers earning up to 120% area median income (AMI). The funds will be used to provide direct homebuyer acquisition assistance and/or rehabilitation financing. The funds may be used to provide assistance to the homebuyer through down payment, closing costs and/or minor rehabilitation/repair work while incorporating energy-efficient improvements that will provide long-term affordability and increased sustainability. Minor home repair assistance will include interior and exterior repairs and curb appeal improvements. The minor rehabilitation financing component of the activity is designed to help absorb single-family properties in the market that may otherwise not be absorbed due to a homebuyer’s inability to make the necessary repairs because of a lack of resources.

In accordance with NSP3 Guidelines, all properties assisted via the use of NSP3 funds are subject to continued affordability restrictions. As a result, each property assisted under the NSHP activity will be subject to recorded covenants for a 15 year term. The covenants will be used to ensure, to the maximum extent practicable, that the properties remain affordable to families and individuals whose incomes do not exceed 120% AMI. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. Continued affordability will be ensured via an annual monitoring process to be conducted by City staff. No interest will be charged on the 'soft second.' However, should the home sell or transfer before the affordability period is realized, the City will collect a share of the equity on a declining scale. In other words, if the NSP assisted property is sold or transferred within the covenant period, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain on sale returned to the City will not exceed the total investment made into the property by the City. The Covenants will remain in effect for the prescribed Covenant Period of 15 years and are not cancelled upon the sale of the property. A subsequent owner of the property will be subject to the recorded Covenant for the remainder of the affordability period.

Activity 3- Demolition

The City of Moreno Valley will dedicate \$50,000 (1%) to demolish blighted structures. The funds will be used to acquire and demolish foreclosed and vacant properties that are dilapidated beyond reasonable financial repair, and/or present health and safety hazards. Upon the completion of the demolition, properties will be maintained through the land bank that will be established as one of the eligible NSP3 activities.

Activity 4 – Land Banking

The City of Moreno Valley will dedicate \$100,000 (3%) of the NSP3 grant to assembly, temporary management, and disposal of vacant land after a structure has been demolished. The funds will be used toward the maintenance of the property after a demolition has occurred until new residential construction on the property can take place.

Activity 5 – Redevelopment

This activity is for the redevelopment of vacant sites or demolished sites for future development to provide housing to income-eligible households earning up to 120%. The City will focus its redevelopment efforts in Target Areas 1 and 2, as defined above. In addition, the City will leverage the NSP 3 funds with other funding sources (i.e. HOME and RDA Set-Aside funds) to maximize the effectiveness of the activity. The City will partner with various development partners to create affordable homeownership opportunities for income-eligible households earning up to 120% AMI by redeveloping vacant properties held in the City's land bank.

BUDGET: A summary of the NSP budget is provided below:

PROPOSED NSP BUDGET

<u>NSP3 Total Grant</u>	\$3,687,789
NSP3-Activity 1, Acquisition/Rehabilitation/Resale (ARR)	\$2,669,010
LH25: \$ 921,947	
LMMH: \$1,747,063	

NSP3-Activity 2, Neighborhood Stabilization Homeownership Program	\$ 300,000
NSP3-Activity 3, Demolition	\$ 50,000
NSP3-Activity 4, Land banking	\$ 100,000
NSP3-Activity 5, Redevelopment	\$ 200,000
NSP3 Administration Cap (10%)	\$ 368,779
Total Proposed Grant Expenditures	\$3,687,789

Under the Dodd-Frank Act, the City of Moreno Valley must expend at least 50% or \$1,843,894.50 of the allocated funds within 2 years of the date the funds become available, and 100% or \$3,687,789.00 of the funds within three years. It is anticipated that the NSP3 activities could potentially generate revenue, or program income. Should this occur, the monies will be reapplied to the NSP3 program and treated as additional funding, subject to the same expenditure criteria as the original grant funds.

The NSP3 Program will be an extension of the NSP1 Program currently being implemented by the City of Moreno Valley, which has been successful to date. Once the NSP3 program is underway, staff will conduct internal evaluations of the NSP3 activity progress to ensure its effectiveness. Should a particular activity be found to not meet the required milestones, the City proposes to allow the City Manager to make 'non-substantial' plan adjustments that shift funds between approved NSP activities to meet spending commitment requirements.

C. DEFINITIONS AND DESCRIPTIONS

HUD: AFFORDABILITY - Describe how the grantee will ensure continued affordability for NSP assisted housing.

The City of Moreno Valley is committed to maintaining affordability for its NSP3 assisted housing.

NSP activities using the 25% allocated for households earning up to 50% area median income (LH25) will target efforts to increasing homeownership opportunities within this income level. Given the shift in the real estate market, the City of Moreno Valley will make a focused effort to acquire single-family attached units. Many of the condominium projects in the City have experienced increased foreclosure rates. As a result, the pricing for the available units has become extremely competitive. With competitive pricing and financial assistance to bridge the affordability gap, increased opportunities for individuals and/or families earning up to 50% area median income have become evident. The units will be subject to 15-year affordability covenants that run with the unit, which means subsequent owners will be subject to the covenants until the expiration of the 15-year affordability period.

All NSP3 single family home purchase activities involving assistance to households earning up to 120% of area median income (LMMH) will be subject to the affordability period of 15 years. Should the household sell or transfer the property before the affordability period is complete, the City will collect a share of the increased equity. In other words, if the NSP-assisted property is sold or transferred within the 15-year affordability, the City will be entitled to a share of the gain on sale in addition to the principal amount loaned. The funds returned to the City on the sale of the unit will be considered program income and will be recycled back into the appropriate account to fund additional NSP projects.

HUD: Define “AFFORDABLE RENTS.”

“Affordable Rents” means a rental housing cost not in excess of that which may be charged the applicable eligible person or family pursuant to Section 50053 of the California Health and Safety Code. No rental activities are currently proposed under the NSP3.

HUD: Define “blighted structure” in context of state or local law.

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

The California legislative definition of blight is found in the Health and Safety Code Sections 33030 and 33031. In sum, the definition describes two basic areas of blight: physical and economic.

Subdivision (a) of section 33031 describes the physical conditions that cause blight as follows:

- “Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.
- Adjacent or nearby uses that are incompatible with each other and that prevent the economic development of those parcels or other portions of the project area.
- The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.”

Subdivision (b) of section 33031 describes the economic conditions that cause blight as:

- “Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority as specified in Article 12.5 (commencing with 33459), discussed in chapter 6, entitled Environmental Issues.
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drugstores and banks, and other lending institutions.
- Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults that has led to problems of public safety and welfare.
- A high crime rate that constitutes a serious threat to the public safety and welfare.”

Define LH25: Refers to those households earning up to 50% area median income. The City will allocate no less than 25% of the NSP3 grant funds to serving households in this income category.

Define LMMH: HUD characterizes households whose incomes do not exceed 120% area median income as “low-, moderate-, and middle-income households,” abbreviated as LMMH.

HUD: Describe housing rehabilitation standards that will apply to NSP3-assisted activities.

The City has Housing Quality Standards (HQS) created to conform to the Department of Housing and Urban Quality Standards, in addition to applicable municipal laws, Codes, and Building Code Standards.

The HQS covers six essential areas of construction:

- 1) Physical and/or Environmental Improvements,
- 2) Structural-Exterior Building Improvements and Finishes
- 3) Building Interior,
- 4) Plumbing
- 5) Electrical
- 6) Mechanical

For NSP3 properties in particular, the City’s HQS will be revised to include energy efficient and environmentally-friendly “green” requirements for incorporation into the rehabilitation scope of work for each property.

Within the HQS, the City has outlined the minimum requirements that each NSP assisted housing unit must meet prior to occupancy by the eligible participant(s). The City’s NSP3 building inspector reviews proposed scopes of work for each NSP3 property and makes revisions in compliance with the HQS. If upon inspection, it is found that a unit does not meet the standards, occupancy will be deferred until the unit does meet the standards (i.e., after repair and successful re-inspection of the unit).

HUD: Describe how vicinity hiring requirements will apply to NSP3 assisted activities.

The City of Moreno Valley will incorporate local hiring requirements into the Participation Agreements to be executed by the Development Partners selected for NSP3 implementation. The City, shall to the maximum extent feasible, provide for the hiring of employees who reside in Moreno Valley. The City will monitor Development Partner compliance through collection of Section 3 reporting data.

D. HOUSING MARKET CONDITIONS

Moreno Valley’s current housing market continues to struggle with excessive numbers of foreclosures: 1,861 are currently in the foreclosure process plus more than 850 are already bank-owned. In general, homes are not available for sale unless they are bank-owned or the owner is seeking a short-sale. According to the Multiple Listing Service

(MLS), more than 250 single family homes and more than 45 condominiums are currently for sale in Moreno Valley.

Though prices have dropped more than 44%, home sale pricing seems to have stabilized somewhat. Over the last year, the median resale price for single-family homes rose just 2% (or \$3,681) to \$160,208 in December 2010. Sales numbers show strong interest in Moreno Valley's market as investors compete to purchase prospective rental or rehabilitation/resale properties. However, owner-occupant home purchasing remains sluggish and pockets of Moreno Valley continue to experience price declines. Under the City's NSP1 grant, some ARR homes have required resale price reductions after properties sat on the market for extended periods, to encourage purchase by owner-occupant homebuyers.

E. NSP INFORMATION BY ACTIVITY (ACTIVITY 1)

- 1) **Activity Name:** **Acquisition, Rehabilitation, and Resale (ARR) of \$2,669,010 Single Family Attached or Detached Units**
- 2) **Activity Type:**
 - NSP: Under HERA 2301(c)(3)(B) - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties
 - CDBG: Under 24 CFR 570.201 (a) Acquisition and (b) Disposition
- 3) **National Benefit Objective:** Moreno Valley's NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low, moderate-, and middle-income (LMMH) households as defined in the HERA.
- 4) **Projected Start Date:** Moreno Valley's NSP3 will commence immediately upon HUD's approval of Moreno Valley's Request for Release of Funds.
- 5) **Projected End Date:** In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the NSP3 grant funds within three years of HUD's execution of the grant agreement. Moreno Valley estimates that acquisition, rehabilitation, and resale will continue through mid-2014.
- 6) **Responsible Organization:**

City of Moreno Valley
Economic Development Department, Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
951-413-3455, michelep@moval.org
14177 Frederick St., Moreno Valley, CA 92553

Additional development partners shall be contracted to implement the program with close City oversight.

- 7) **Location Description:** To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of “20”):
- **Target Area 1:** Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
 - **Target Area 2:** Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
 - **Target Area 3:** Condominiums at Iris Ave. and Lasselle St. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.
 - **Target Area 4:** Condominiums at Moreno Beach Dr. and JFK Dr. Half of this Target Area remains eligible for NSP1. However, the additional area expands the opportunities to address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.
 - **Target Area 5:** Condominiums at Perris Blvd. and Hemlock Ave. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.

Please see Attachment 2 – NSP3 Mapping Tool maps and Planning Data reports for details about the proposed NSP3 Target Areas.

8) **Activity Description:**

This activity will provide for acquisition, rehabilitation, and resale of foreclosed, vacant, and abandoned single family attached and detached homes by the City in cooperation with residential development partners. The homes will be acquired at a minimum discount of 1% off the appraised value. The homes will be rehabilitated and re-sold to qualified owner-occupant home buyers – targeting families earning up to 50% AMI (LH25 population) and families earning up to 120% AMI (LMMH population).

Homebuyers will be required to execute an affordable housing agreement that restricts their ability to resell to households in the same income category (i.e., 50% or 120% AMI). Moreno Valley’s affordable housing agreements are structured to run with the property for 15 years. The City estimates subsidizing ARR transactions at an average amount of \$50,000 per LH25 property and \$36,000 per LMMH property. No interest will be charged to the homebuyer for this subsidy.

However, to encourage continued owner-occupancy, the City's affordable housing agreement requires payment of a share of the gain on sale (equity share) if the homebuyer sells, transfers, or ceases to occupy the property prior to the expiration of the 15-year affordability period. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

9) **Total Budget:** (Include public and private components)

The City of Moreno Valley's total NSP3 allocation is \$3,687,789. The budget for this activity is set at \$2,669,010, and is intended to serve the following NSP3-eligible populations:

- LH25 families with incomes up to 50% AMI \$ 921,947
- LMMH families with incomes up to 120% AMI \$ 1,747,063

Alternatively, the City may request transfer of Activity 1 funds in the future to Activities 4 or 5, to provide additional funds for land banking and/or redevelopment, as needed.

10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible (both LH25 and LMMH) households.

The City estimates subsidizing ARR transactions for LH25 households at an average amount of \$50,000 per property, producing an estimated performance measure for this population of 18 units.

The City estimates subsidizing ARR transactions for LMMH households at an average amount of \$36,000 per property, producing an estimated performance measure for this population of 31 units.

11) **Local Hiring** The City of Moreno Valley will incorporate local hiring requirements into the Participation Agreements to be executed by the Development Partners selected for NSP3 implementation. The City will monitor Development Partner compliance through collection of Section 3 reporting data.

E (cont'd). NSP INFORMATION BY ACTIVITY (ACTIVITY 2)

1) **Activity Name:** **Neighborhood Stabilization Homeownership Program (NSHP)**

2) **Activity Type:**

- NSP – Under HERA 2301(c)(3)(A), establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate- income homebuyers;

- CDBG – Under 24 CFR 570.206 direct homeownership assistance
- 3) **National Objective:** Moreno Valley’s NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low-, moderate-, and middle-income (LMMH) households as defined in the HERA.
- 4) **Projected Start Date:** Moreno Valley’s NSHP will commence immediately upon HUD’s approval of Moreno Valley’s Request for Release of Funds.
- 5) **Projected End Date:** In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the NSHP grant funds within three years of HUD’s execution of the grant agreement. Moreno Valley estimates that direct homebuyer assistance for property acquisition and / or rehabilitation will continue through mid-2014.

6) **Responsible Organization:**

City of Moreno Valley
Economic Development Department, Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
951-413-3455, michelep@moval.org
14177 Frederick St., Moreno Valley, CA 92553

Additional development partners shall be contracted to implement the program with close City oversight.

- 7) **Location Description:** To ensure that NSP3 funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the ARR activity in the Target Areas described in Section A and restated below (all proposed areas have a HUD Foreclosure Risk Score of “20”):
- **Target Area 1:** Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
 - **Target Area 2:** Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
 - **Target Area 3:** Condominiums at Iris Ave. and Lasselle St. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.
 - **Target Area 4:** Condominiums at Moreno Beach Dr. and JFK Dr. Half of this Target Area remains eligible for NSP1. However, the additional area expands the opportunities to address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.

- Target Area 5: Condominiums at Perris Blvd. and Hemlock Ave. This Target Area remains eligible for NSP1. However, approved NSP1 activities do not address the needs of condominium neighborhoods. This target area has an NSP3 Risk Score of 20.

Please see Attachment 2 – NSP3 Mapping Tool maps and Planning Data reports for details about the proposed NSP3 Target Areas.

8) Activity Description:

This activity will provide for acquisition, rehabilitation, and resale of vacant and abandoned homes by income-eligible households (up to 120% area median income) via a tailored version of the City's existing first time homebuyer assistance program. The tenure of the beneficiaries is homeownership and the terms of assistance will be in the form of a 30 year deferred, silent second, 'soft' loan, with zero interest rate (no monthly payments due, and a proportionate equity share mechanism in lieu of interest).

In this activity, the income-qualified homebuyers will acquire properties directly. The City will not hold ownership under this activity, but will ensure the appraisal requirements are met and required discounts are provided to the NSP homebuyer. Under the program, the responsibility of meeting the City's Housing Quality Standards (HQS, for more information please refer to the Definitions, Section C) shall be placed on the homebuyer and NSHP funds may be used to fund homebuyer rehabilitation work. The City will educate lenders and local realtors regarding the HQS. The property will be inspected by a City Building Inspector at time of sale to ensure the HQS are met.

Affordability covenants will be recorded against each property for a 15 year term. For more information on affordability covenant terms, please refer to page 9. The 'soft second' component encourages income-eligible homeowners to remain in the NSP affordable unit. The loan will be forgiven at the expiration of the affordability period. Continued affordability will be ensured via a monitoring process to be conducted by City staff. Should the household, sell or transfer the property before the affordability period expires, the City will collect an equity share. In other words, if the NSP assisted property is sold or transferred, the City will then be entitled to a share of the gain on sale in addition to the original amount loaned. The gain of sale returned to the City will not exceed the total investment made into the property by the city.

9) Total Budget: (Include public and private components)

The City of Moreno Valley's total NSP3 allocation is \$3,687,789. The budget for this activity is set at \$300,000, which represents the proposed 20% of list price NSP contribution. Private lender financing of the remaining 80% is estimated at \$1.5 million.

- 10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

The effectiveness of this activity will be measured by the number of properties acquired and resold to eligible (both LH25 and LMMH) households. The City estimates subsidizing NSHP transactions at 20% of the purchase price. For example, at a typical sales price of \$150,000 per property, the proposed budget for this activity could produce an estimated performance measure of 10 units. The actual count of units assisted may vary, depending on the purchase price of the unit.

- 11) **Local Hiring** The City of Moreno Valley will incorporate local hiring requirements into the Participation Agreements to be executed by the Development Partners selected for NSP3 implementation. The City will monitor Development Partner compliance through collection of Section 3 reporting data.

E (cont'd). NSP INFORMATION BY ACTIVITY (ACTIVITY 3)

- 1) **Activity Name: Demolition**

- 2) **Activity Type:**

- NSP – Under HERA 2301(c)(3)(D), demolish blighted structures
- CDBG – Under 24 CFR 570.201(d) clearance for blighted structures only

- 4) **National Objective:** Moreno Valley's NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low-, moderate-, and middle-income (LMMH) households as defined in the HERA.

- 4) **Projected Start Date:** Moreno Valley's NSHP will commence immediately upon HUD's approval of Moreno Valley's Request for Release of Funds.

- 5) **Projected End Date:** In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the Demolition activity funds within three years of HUD's execution of the grant agreement. Moreno Valley estimates that Demolition activities may continue through mid-2014.

- 6) **Responsible Organization:**

City of Moreno Valley
Economic Development Department, Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
951-413-3455, michelep@moval.org

14177 Frederick St., Moreno Valley, CA 92553

Additional development partners shall be contracted to implement the program with close City oversight.

- 7) **Location Description:** To ensure that NSP3 demolition funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Demolition activity in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of “20”):

- **Target Area 1:** Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
- **Target Area 2:** Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.

Please see Attachment 2 – NSP3 Mapping Tool maps and Planning Data reports for details about the proposed NSP3 Target Areas.

- 8) **Activity Description:**

This activity will provide for the demolition of vacant, foreclosed and abandoned single and multi-family residences by the City in cooperation with residential development partners. Properties that present blight, pose health and safety hazards, and are comprised of illegal structures will be acquired at a discounted rate of at least 1% below appraised value and demolished. Upon completion of the demolition, the land will be added to and maintained through the land bank established by the City as part of the eligible the Program’s land banking activity described in further detail below. The land will be redeveloped to create affordable homeownership opportunities for income-eligible households earning up to 50% area median income (LH25) and 120% area median income (LMMH), at a later date.

- 9) **Total Budget:** (Include public and private components)

The City of Moreno Valley’s total NSP3 allocation is \$3,687,789. The budget for this activity is set at \$50,000. Additional funding for this activity may be transferred from Activity 1 to provide additional funds for land banking and/or redevelopment, if needed in the future.

- 10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

The effectiveness of this activity will be measured by the number of blighted properties that are demolished. Based on recent experience, the City estimates

demolition expenses not to exceed \$10,000 per property. At this cost, the actual count of blighted units to be demolished is estimated at 5.

- 11) **Local Hiring** The City of Moreno Valley will incorporate local hiring requirements into the Agreements to be executed by the Demolition contractors.

E (cont'd). NSP INFORMATION BY ACTIVITY (ACTIVITY 4)

- 1) **Activity Name:** **Land banking**

- 2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP – Under HERA 2301 (c) (3), (C) establish land banks for homes that have been foreclosed upon;
- CDBG – Under 24 CFR 570.201 (a) acquisition

- 3) **National Objective:** Moreno Valley's NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low-, moderate-, and middle-income (LMMH) households as defined in the HERA.

- 4) **Projected Start Date:**

Moreno Valley's NSP3 will commence immediately upon HUD's approval of Moreno Valley's Request for Release of Funds..

- 5) **Projected End Date:**

In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the land banking activity funds within three years of HUD's execution of the grant agreement. Moreno Valley estimates that land banking activities may continue through mid-2021, as a land bank may not hold a property for more than ten years without obligating the property for a specific, eligible redevelopment project in accordance with NSP requirements.

- 6) **Responsible Organization:**

City of Moreno Valley
Community & Economic Development Department, Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
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14177 Frederick St., Moreno Valley, CA 92553

Additional partners such as a City certified Community Housing Development Organization (CHDO) or other non-profit residential developer shall be contracted to implement the program and manage the units with close City oversight.

- 7) **Location Description:** To ensure that land banking funds will be utilized to address foreclosures in areas of greatest need, Moreno Valley proposes to implement the Land banking activity, when necessary, in Target Areas 1 and 2 only, described in Section A and restated below (both proposed areas have a HUD Foreclosure Risk Score of “20”):
- **Target Area 1:** Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
 - **Target Area 2:** Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.

Please see Attachment 2 – NSP3 Mapping Tool maps and Planning Data reports for details about the proposed NSP3 Target Areas.

8) **Activity Description:**

This activity provides for the acquisition of undeveloped parcels located within the designated Target Areas to eliminate the blight caused by underutilized land. In accordance with NSP3 regulations, the properties will be acquired with a minimum 1% discount off the appraised value. The undeveloped parcels will be held in and maintained through the land bank that will be established through the Program. The parcels will be developed at a later date to create affordable homeownership opportunities to income-eligible households earning up to 50% area median income (LH25%) and income-eligible households earning up to 120% area median income (LMMH). The funds budgeted for this activity will also be used to maintain the properties that have been rendered vacant as a result of Activity 3 - Demolition, as described above. The City will focus its land banking efforts in Target Areas 1 and 2, as described above.

9) **Total Budget:** (Include public and private components)

The City of Moreno Valley’s total allocation is \$3,687,789. The budget for this activity is set at 3% of the NSP grant, or \$100,000, and it will be used to serve the populations earning up to 50% AMI (LH25) and up to 120% AMI (LMMH). Additional funding for this activity may be transferred from Activity 1 to provide additional funds for land banking and/or redevelopment, if needed in the future.

10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

This activity is predicated by the availability of undeveloped, vacant properties located in the designated Target Areas. It is expected that a minimum of 6 properties will be

held in the land bank and used to create homeownership opportunities for income-eligible households earning no more than 50% AMI (LH25) and income-eligible households earning no more than 120% AMI (LMMH).

E (cont'd). NSP INFORMATION BY ACTIVITY (ACTIVITY 5)

- 1) **Activity Name:** **Redevelopment**
- 2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)
 - NSP – Under HERA 2301 (c) (3), (E) redevelop demolished or vacant properties.
 - CDBG – Under 24 CFR 570.201 (a) acquisition
- 3) **National Objective:** Moreno Valley’s NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low-, moderate-, and middle-income (LMMH) households as defined in the HERA.
- 4) **Projected Start Date:**

Moreno Valley’s NSP3 will commence immediately upon HUD’s approval of Moreno Valley’s Request for Release of Funds.
- 5) **Projected End Date:**

In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the Redevelopment activity funds within three years of HUD’s execution of the grant agreement. Moreno Valley estimates that Redevelopment activities may continue through mid-2014.
- 6) **Responsible Organization:**

City of Moreno Valley
Community & Economic Development Department,
Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
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14177 Frederick St., Moreno Valley, CA 92553

Additional partners such as a City certified Community Housing Development Organization (CHDO) or other non-profit residential developer shall be contracted to implement the program and manage the units with close City oversight.
- 7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

This activity will focus on Target Areas 1 and 2, as defined below:

- Target Area 1: Bounded by Sunnymead Blvd., Frederick St., Dracaea Ave., and Graham St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.
- Target Area 2: Irregularly bounded by SR 60, Kitching St., Cottonwood Ave., Lasselle St, Alessandro Blvd., and Morrison St., this area was determined ineligible by HUD for NSP1 funds but now has an NSP3 Risk Score of 20.

8) **Activity Description:**

This activity is for the redevelopment of vacant sites or demolished sites for future development to provide housing to income-eligible households earning up to 120%. The City will focus its redevelopment efforts in Target Areas 1 and 2, as defined above. In addition, the City will leverage the NSP 3 funds with other funding sources (i.e. HOME and RDA Set-Aside funds) to maximize the effectiveness of the activity. The City will partner with various development partners to create affordable homeownership opportunities for income-eligible households earning up to 120% AMI by redeveloping vacant properties held in the City's land bank.

9) **Total Budget:** (Include public and private components)

The City of Moreno Valley's total allocation is \$3,687,789. The budget for this activity is set at 5% of the NSP grant, or \$200,000, and it will be used to serve populations earning up to 120% AMI. Additional funding for this activity may be transferred from Activity 1 to provide additional funds for land banking and/or redevelopment, if needed in the future.

10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

This activity's effectiveness will be predicated by the activities by the land bank. It is estimated that the City will have the ability to redevelop at least 1 vacant parcel with the established budget. Additional funding for this activity may be transferred from Activity 1 to provide additional funds for land banking and/or redevelopment, if needed in the future.

E (cont'd). NSP INFORMATION BY ACTIVITY (ACTIVITY 6)

1) **Activity Name:** **Administration and Planning Costs**

2) **Activity Type:** (include NSP eligible use & CDBG eligible activity)

- NSP Grant administration HERA § 2301(c)(3)

3) **National Objective:** Moreno Valley's NSP3 will be used for activities that meet the Low-, Moderate-, and Middle Income National Benefit Objective as defined under

HERA 2301(f)(3)(A)(i and ii) — i.e., LMMH households earn \leq 120% of AMI, LH25 households earn \leq 50% of AMI). NSP3 beneficiaries will be restricted to low-, moderate-, and middle-income (LMMH) households as defined in the HERA.

4) **Projected Start Date:**

Moreno Valley's NSP3 will commence immediately upon HUD's approval of Moreno Valley's Request for Release of Funds.

5) **Projected End Date:**

In compliance with the Dodd-Frank Act, the City of Moreno Valley intends to expend 100% of the Administration activity funds within three years of HUD's execution of the grant agreement. Moreno Valley estimates that Administration activities may continue through mid-2014.

6) **Responsible Organization:**

City of Moreno Valley
Community & Economic Development Department,
Neighborhood Preservation Division
Michele Patterson, Redevelopment & Neighborhood Programs Administrator
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14177 Frederick St., Moreno Valley, CA 92553

7) **Location Description:** (Description may include specific addresses, blocks or neighborhoods to the extent known.)

City-wide

8) **Activity Description:**

This activity includes administration of the grant that includes, but is not limited to the following activities:

- Loan Processing
- Building inspection
- Compliance monitoring (NSP Compliance, Affirmative Marketing, Uniform Real Estate Acquisition and Relocation Act, Environmental Review, etc.)
- Data collection and reporting
- Contracting/Contract Administration
- Consultant selection and supervision
- Agreement preparation
- Legal Counsel
- Partner training
- Data entry and reporting through DRGR
- Provide technical assistance to various non-profit partners

- Ensure public participation
- Negotiation of purchases/sales and processing
- Program marketing to real estate professionals and the public

9) **Total Budget:** (Include public and private components)

NSP allows for 10% of the NSP budget (\$368,779) and 10% of Program Income to be used for grant administration.

10) **Performance Measures** (e.g., units of housing to be acquired, rehabilitated, or demolished for the income levels of households that are 50 percent of area median income and below, 51-80 percent, and 81-120 percent):

All administrative activities will benefit low -, middle-, and moderate income households.

F. SPECIFIC ACTIVITY REQUIREMENTS

HUD: Describe the general terms under which assistance will be provided.

City Response:

Please refer to Section E- **NSP Information by Activity**. Each activity narrative incorporates activity details pertaining to the general terms by which the City will provide assistance to income-eligible households. Each activity narrative identifies tenure of the beneficiaries, explains how the City will ensure continued affordability of all units benefiting through the use of NSP funds, and describes the City's planned activities to meet the statutory requirement of dedicating least 25%, or \$921,947 of the grant funds, to providing affordable housing to the population earning up to 50% area median income.

G. LOW INCOME TARGETING

HUD: Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income.

City Response:

HUD has allocated to Moreno Valley a total of \$3,687,789 in NSP funds. In compliance with HERA requirements, as amended by the Dodd-Frank Act, a minimum of 25% or \$921,947 of that allocation must be used toward housing for individuals and families whose incomes do not exceed 50% of area median income. The City will ensure that at least this amount is utilized to house the target population, through the Acquisition/Rehabilitation/Resale of single family attached units by providing price subsidies to bridge the affordability gap. Many of the of the other eligible activities will be used to serve the population earning up to 50% AMI

H. DEMOLITION OR CONVERSION OF LOW- AND MODERATE-INCOME UNITS

HUD: Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of area median income).

City Response:

The City plans to dedicate \$50,000, or 1% of the total grant to demolish dwelling units that are severely distressed and irreparable. The City will demolish only foreclosed and vacant units that are eligible for acquisition utilizing NSP3 funds. In addition, NSP efforts will be focused on existing housing units that are currently vacant. Therefore, the City does not expect that relocation of any low and moderate income households will be necessary.

I. PUBLIC COMMENT

HUD: Provide a summary of public comments received to the proposed NSP Substantial Amendment.

City Response:

The City published a Notice of Public Hearing and a Notice of 2010-2011 Action Plan Amendment in the Press-Enterprise (a local publication) on February 5, 2011, initiating the 15 day Public Review period. The Notice of Public Hearing was also uploaded to the City's website at www.moval.org. An option for the public to e-mail comments to the City was provided on the web page.

TO BE UPDATED UPON THE CONCLUSION OF THE PUBLIC COMMENT PERIOD

Appendix A

CERTIFICATIONS

- (1) **Affirmatively furthering Fair Housing.** The jurisdiction will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-lobbying.** The jurisdiction will comply with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (3) **Authority of Jurisdiction.** The jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (4) **Consistency with Plan.** The housing activities to be undertaken with NSP funds are consistent with its consolidated plan, which means that NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted area set forth in the grantee's substantial amendment.
- (5) **Acquisition and Relocation.** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the Notice for the NSP program published by HUD.
- (6) **Section 3.** The jurisdiction will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (7) **Citizen Participation.** The jurisdiction is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (8) **Following Plan.** The jurisdiction is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.
- (9) **Use of Funds in 3 years.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years of receipt of the grant.

- (10) **Use NSP Funds ≤ 120% of AMI.** The jurisdiction will comply with the requirement that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120% of area median income.
- (11) **Assessments.** The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.
- (12) **Excessive Force.** The jurisdiction certifies that it has adopted and is enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (2) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from, a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
- (13) **Compliance with Anti-discrimination Laws.** The NSP grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.
- (14) **Compliance with Lead-based Paint Procedures.** The activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.
- (15) **Compliance with Laws.** The jurisdiction will comply with applicable laws.

Barry Foster
Community & Economic Development Director
City of Moreno Valley

Date

Appendix B

NSP 3 Substantial Amendment/Abbreviated Plan Checklist

Jurisdiction: City of Moreno Valley
Lead Agency: City of Moreno Valley
Jurisdiction Web Address: www.moval.org

NSP Contact Person: Shanikqua Freeman, Housing Program Coordinator
Address: 14177 Frederick St., PO Box 88005, Moreno Valley, CA 92552-0805
Telephone: 951-413-3450
Fax: 951-413-3459
Email: shanikquaf@moval.org

The required elements in the substantial amendment/abbreviated action plan are:

A. Areas of Greatest Need

Does the submission identify a neighborhood or neighborhoods as being areas of greatest need with an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the 20th percentile most needy score in an individual state? See <http://www.hud.gov/nsp> for minimum thresholds.

Yes No

Verification found on page: 1

Comments:

B. Distribution and Use of Funds

Does the submission contain a narrative describing how the distribution and uses of the grantee's NSP3 funds will meet the requirements of Section 2301(c)(2) of HERA, as amended by the Recovery Act and the Dodd-Frank Act, that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures?

Yes No

Verification found on page: 1

Note: The grantee’s narrative must address the three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

Comments:

C. Definitions and Descriptions

For the purposes of the NSP3, do the narratives include:

- a definition of “blighted structure” in the context of state or local law
Yes No Verification found on page: 7
- a definition of “affordable rents”
Yes No Verification found on page: 7
- a description of how the grantee will ensure continued affordability for NSP3 assisted housing
Yes No Verification found on page: 6
- a description of housing rehabilitation standards that provide for improvements to increase energy efficiency or conservation of such homes and properties or to provide for a renewable energy source or sources on homes or properties that will apply to NSP3-assisted activities (including applicable Energy Star requirements)
Yes No Verification found on page: 8
- a description of how the grantee will comply with rental housing preference
Yes No Verification found on page: not applicable
- a description of how the grantee will meet the vicinity hiring requirement
Yes No Verification found on page: 8

Comments:

The City of Moreno Valley does not plan to focus efforts on rental housing; focus will be placed on creating homeownership opportunities.

D. Housing Market Conditions

Does the action plan narrative should specifically address how the grantee’s program design will address the local housing market conditions?

- Yes No Verification found on page: 8

Comments:

E. Information By Activity

Does the submission contain information by activity describing how the grantee will use the funds, identifying:

- eligible use of funds under NSP3?
Yes No Verification found on page: 9-20
- correlated eligible activity under CDBG?
Yes No Verification found on page: 9-20
- the areas of greatest need addressed by the activity or activities?
Yes No Verification found on page: 9-20
- expected benefit to income-qualified persons or households or areas?
Yes No Verification found on page: 9-20
- appropriate performance measures for the activity?
Yes No Verification found on page: 9-20
- amount of funds budgeted for the activity?
Yes No Verification found on page: 9-20
- the name, location and contact information for the entity that will carry out the activity
Yes No Verification found on page: 9-20
- expected start and end dates of the activity?
Yes No Verification found on page: 9-20
- how the grantee shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity of NSP3 projects or contract with small businesses that are owned and operated by persons residing in the vicinity of such project, including information on existing local ordinances that address these requirements?
Yes No Verification found on page: 9-20
- the procedures used to create preferences for the development of affordable rental housing developed with NSP3 funds?
Yes No Verification found on page: not applicable

Comments:
The City of Moreno Valley does not plan to focus efforts on rental housing; focus will be placed on creating homewonership opportunities.

F. Specific Activity Requirements

Does each activity narrative describe the general terms under which assistance will be provided, including:

If the activity provides financing,

- the range of interest rates (if any)

Yes No

Verification found on page: 21

If the activity provides housing,

- duration or term of assistance?

Yes No

Verification found on page: 21

- tenure of beneficiaries (e.g., rental or homeownership)?

Yes No

Verification found on page: 21

- does it ensure continued affordability?

Yes No

Verification found on page: 21

- does the applicant indicate which activities will count toward the statutory requirement that at least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50% of area median income?

Yes No

Verification found on page: 21

Comments:

Details that address this section are included in the narrative responses provided in Section E.

G. Low-Income Targeting

Has the grantee described how it will meet the statutory requirement that at least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50% of area median income?

Yes No

Verification found on page: 21

Has the grantee identified how the estimated amount of funds appropriated or otherwise made available will be used for housing individuals or families whose incomes do not exceed 50% of area median income?

Yes No

Verification found on page: 21

Amount budgeted: \$921,947.00

Comments:

H. Demolition or Conversion of Low- And Moderate-Income Units

Does grantee plan to demolish or convert any low- and moderate-income dwelling units?
Yes No Verification found on page: 22

Does the substantial amendment include:

- The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income— reasonably expected to be demolished or converted as a direct result of NSP-assisted activities?
Yes No Verification found on page: 22
- The number of NSP3 affordable housing units made available to low- , moderate-, and middle- income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP3 activity providing such housing (including a proposed time schedule for commencement and completion)?
Yes No Verification found on page: 11
- The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income?
Yes No Verification found on page: 11

Comments:

I. Public Comment Period

Was the proposed action plan amendment published via the grantee jurisdiction’s usual methods and on the Internet for no less than 15 calendar days of public comment?
Yes No Verification found on page: 22

Is there a summary of citizen comments included in the final amendment?
Yes No Verification found on page: 22

J. Website Publication

The following documents are available on the grantee’s website:

- Proposed NSP3 Substantial Amendment Yes No
- Final NSP3 Substantial Amendment Yes No
- Subsequent NSP3 Amendments Yes No

Website URL:

K. SF424

Does the application contain the SF424 form?
Yes No

L. Certifications

(Note: Make sure grantee signs the correct certifications; non-entitlement local governments have to sign a different set of certifications)

Certifications for Entitlement Communities and States:

The following certifications are complete and accurate:

- | | | |
|---|---|-----------------------------|
| (1) Affirmatively Furthering Fair Housing | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-Displacement and Relocation Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (3) Anti-Lobbying | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (4) Authority of Jurisdiction | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (5) Consistency with Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (6) Acquisition and Relocation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (7) Section 3 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (8) Citizen Participation | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (9) Following a Plan | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (10) Use of Funds | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (11) a. Use NSP Funds ≤ 120 of AMI | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| b. No Recovery of Capital Costs through Special Assessments | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (12) Excessive Force | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (13) Compliance with Anti-Discrimination Laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (14) Compliance with Lead-Based Paint Procedures | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (15) Compliance with Laws | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

Certifications for Non-Entitlement Communities:

The following certifications are complete and accurate:

- | | | |
|---|------------------------------|-----------------------------|
| (1) Affirmatively Furthering Fair Housing | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (2) Anti-Displacement and Relocation Plan | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (3) Anti-Lobbying | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (4) Authority of Jurisdiction | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (5) Consistency with Plan | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (6) Acquisition and Relocation | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (7) Section 3 | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (8) Citizen Participation | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (9) Use of Funds | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (10) a. Use NSP Funds ≤ 120 of AMI | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| b. No Recovery of Capital Costs through Special Assessments | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (11) Excessive Force | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (12) Compliance with Anti-Discrimination Laws | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (13) Compliance with Lead-Based Paint Procedures | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (14) Compliance with Laws | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

Substantially Complete

Is the amendment substantially incomplete?

Yes No

If the amendment is substantially incomplete, set for the basis of that determination by using the following as a guide:

- The amendment was developed without the requires citizen participation.
- The amendment fails to satisfy all of the required elements in the Notice.

Comments:

Recommended for approval

Recommended for disapproval

Date amendment disapproved (in part or in its entirety): [Click here to enter a date.](#)

Note: Written notification of disapproval must be communicated to the applicant in accordance with 24 CFR 91.500(c). If disapproved, provide documentation, including dates and times on incompleteness determination and discussions with grantee and headquarters.

Reviewed by: [Click here to enter text.](#)

Date: [Click here to enter a date.](#)

Program Manager: [Click here to enter text.](#)

Date: [Click here to enter a date.](#)

CPD Director: [Click here to enter text.](#)

Date: [Click here to enter a date.](#)

Appendix C

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application		2. DATE SUBMITTED	Applicant Identifier
<input type="checkbox"/> Construction		3. DATE RECEIVED BY STATE	State Application Identifier
<input checked="" type="checkbox"/> Non-Construction		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
<input type="checkbox"/> Pre-application			
<input type="checkbox"/> Construction			
<input type="checkbox"/> Non-Construction			
5. APPLICANT INFORMATION			
Legal Name: City of Moreno Valley		Organizational Unit: Department: Community & Economic Development Department	
Organizational DUNS: 177-134-186		Division: Neighborhood Preservation	
Address: Street: 14177 Frederick Street		Name and telephone number of person to be contacted on matters involving this application (give area code)	
City: Moreno Valley		Prefix: Ms.	First Name: Michele
County: Riverside		Middle Name	
State: California		Last Name Patterson	
Zip Code 92553	Suffix:		
Country: United States		Email: michelep@moval.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 3 3 - 0 0 7 6 4 8 4		Phone Number (give area code) 951-413-3450	Fax Number (give area code) 951-413-3459
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) C Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Labor Management Cooperation Program		9. NAME OF FEDERAL AGENCY: Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Moreno Valley		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: City of Moreno Valley Neighborhood Stabilization Program, 3rd Round	
13. PROPOSED PROJECT Start Date: June 1, 2011		14. CONGRESSIONAL DISTRICTS OF: a. Applicant CA 45, M. Bono-Mack	
Ending Date: June 1, 2014		b. Project CA 45	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 3,687,789 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
b. Applicant	\$ ⁰⁰	DATE:	
c. State	\$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
d. Local	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
e. Other	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
f. Program Income	\$ ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
g. TOTAL	\$ 3,687,789 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name James	Middle Name Barry	
Last Name Foster		Suffix	
b. Title Community & Economic Development Director		c. Telephone Number (give area code) 951-413-3460	
d. Signature of Authorized Representative		e. Date Signed	

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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

Neighborhood ID: 3889678

NSP3 Planning Data

Grantee ID: 0623670E

Grantee State: CA

Grantee Name: MORENO VALLEY

Grantee Address: 14177 Frederick Moreno Valley CA 92552

Grantee Email: michelep@moval.org

Neighborhood Name: missing link

Date:2011-01-27 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 841

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 56.76

Percent Persons Less than 80% AMI: 31.11

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 846

Residential Addresses Vacant 90 or more days (USPS, March 2010): 3

Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 996

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 32.82

Percent of Housing Units 90 or more days delinquent or in foreclosure: 23.61

Number of Foreclosure Starts in past year: 113

Number of Housing Units Real Estate Owned July 2009 to June 2010: 63

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 22

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -44.3

Place (if place over 20,000) or county unemployment rate June 2005*: 5.7

Place (if place over 20,000) or county unemployment rate June 2010*: 16.1

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-117.261372 33.940512 -117.261372 33.928121 -117.252274 33.928192 -117.252789 33.940583

-117.252789 33.940583

Blocks Comprising Target Neighborhood

060650425131000, 060650425131001, 060650425131003, 060650425131008, 060650425131007,
060650425131006, 060650425131005, 060650425131004, 060650425131002, 060650425132000,
060650425132002, 060650425132010, 060650425132009, 060650425132008, 060650425132007,
060650425132006, 060650425132005, 060650425132004, 060650425132003, 060650425132001,
060650425133000, 060650425133003, 060650425133004, 060650425133002, 060650425133001,
060650425133005, 060650425141006,

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Neighborhood ID: 7503082

NSP3 Planning Data

Grantee ID: 0623670E

Grantee State: CA

Grantee Name: MORENO VALLEY

Grantee Address: 14177 Frederick Moreno Valley CA 92552

Grantee Email: michelep@moval.org

Neighborhood Name: 60, kitching, cott, lass, aless,morr

Date:2011-01-28 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 2307

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 55.08

Percent Persons Less than 80% AMI: 32.62

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 3543

Residential Addresses Vacant 90 or more days (USPS, March 2010): 53

Residential Addresses NoStat (USPS, March 2010): 152

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 3782

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 31.24

Percent of Housing Units 90 or more days delinquent or in foreclosure: 22.69

Number of Foreclosure Starts in past year: 411

Number of Housing Units Real Estate Owned July 2009 to June 2010: 233

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 82

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -44.3

Place (if place over 20,000) or county unemployment rate June 2005^{*}: 5.7

Place (if place over 20,000) or county unemployment rate June 2010^{*}: 16.1

^{*}Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-117.217855 33.939301 -117.217598 33.924560 -117.209101 33.924560 -117.209015 33.917366

-117.200260 33.917366 -117.200518 33.939301

Blocks Comprising Target Neighborhood

060650426061005, 060650426061020, 060650426061019, 060650426061018, 060650426061017,
060650426061015, 060650426061014, 060650426061013, 060650426061012, 060650426061011,
060650426061010, 060650426061009, 060650426061008, 060650426061006, 060650426061004,
060650426062000, 060650426062001, 060650426062003, 060650426062005, 060650426062007,
060650426062011, 060650426062010, 060650426062009, 060650426062008, 060650426062006,
060650426062004, 060650426062002, 060650425221000, 060650425221003, 060650425221004,
060650425221002, 060650425221001, 060650425221005, 060650425221007, 060650425221016,
060650425221015, 060650425221014, 060650425221013, 060650425221012, 060650425221011,
060650425221010, 060650425221009, 060650425221008, 060650425221020, 060650425221019,
060650425221018, 060650425221017, 060650425221006, 060650425222000, 060650425222001,
060650425222003, 060650425222012, 060650425222011, 060650425222010, 060650425222009,
060650425222008, 060650425222007, 060650425222006, 060650425222005, 060650425222004,
060650425222013, 060650425222002,

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Neighborhood ID: 4024261

NSP3 Planning Data

Grantee ID: 0623670E

Grantee State: CA

Grantee Name: MORENO VALLEY

Grantee Address: 14177 Frederick Moreno Valley CA 92552

Grantee Email: michelep@moval.org

Neighborhood Name: Iris

Date:2011-01-26 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 48

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 63.9

Percent Persons Less than 80% AMI: 36.4

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 82

Residential Addresses Vacant 90 or more days (USPS, March 2010): 3

Residential Addresses NoStat (USPS, March 2010): 2

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 90

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 34.3

Percent of Housing Units 90 or more days delinquent or in foreclosure: 24.1

Number of Foreclosure Starts in past year: 10

Number of Housing Units Real Estate Owned July 2009 to June 2010: 6

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 2

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -44.3

Place (if place over 20,000) or county unemployment rate June 2005^{*}: 5.7

Place (if place over 20,000) or county unemployment rate June 2010^{*}: 16.1

^{*}Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-117.211869 33.889263 -117.212341 33.889797 -117.211289 33.891062 -117.209787 33.891597
-117.209122 33.890296 -117.202084 33.892826 -117.200325 33.889904 -117.202535 33.890065
-117.203264 33.889334 -117.203307 33.888212 -117.205324 33.888177 -117.206805 33.890902

Blocks Comprising Target Neighborhood

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Neighborhood ID: 9768188

NSP3 Planning Data

Grantee ID: 0623670E

Grantee State: CA

Grantee Name: MORENO VALLEY

Grantee Address: 14177 Frederick Moreno Valley CA 92552

Grantee Email: michelep@moval.org

Neighborhood Name: jfk mb condos 2

Date:2011-01-28 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 29

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 45

Percent Persons Less than 80% AMI: 20.8

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 65

Residential Addresses Vacant 90 or more days (USPS, March 2010): 1

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 79

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 27.3

Percent of Housing Units 90 or more days delinquent or in foreclosure: 20.5

Number of Foreclosure Starts in past year: 8

Number of Housing Units Real Estate Owned July 2009 to June 2010: 4

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 2

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -44.3

Place (if place over 20,000) or county unemployment rate June 2005*: 5.7

Place (if place over 20,000) or county unemployment rate June 2010*: 16.1

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-117.176056 33.905649 -117.171721 33.906290 -117.170391 33.902443 -117.171936 33.900377

-117.174039 33.900377 -117.174039 33.902728 -117.176056 33.902906

Blocks Comprising Target Neighborhood

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Neighborhood ID: 7256988

NSP3 Planning Data

Grantee ID: 0623670E

Grantee State: CA

Grantee Name: MORENO VALLEY

Grantee Address: 14177 Frederick Moreno Valley CA 92552

Grantee Email: michelep@moval.org

Neighborhood Name: Perris and Hemlock

Date:2011-01-28 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 20

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 105

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 77.5

Percent Persons Less than 80% AMI: 45.1

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 113

Residential Addresses Vacant 90 or more days (USPS, March 2010): 5

Residential Addresses NoStat (USPS, March 2010): 0

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 120

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 35.6

Percent of Housing Units 90 or more days delinquent or in foreclosure: 23.8

Number of Foreclosure Starts in past year: 14

Number of Housing Units Real Estate Owned July 2009 to June 2010: 8

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 3

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -44.3

Place (if place over 20,000) or county unemployment rate June 2005*: 5.7

Place (if place over 20,000) or county unemployment rate June 2010*: 16.1

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-117.226589 33.943894 -117.230730 33.943841 -117.230730 33.940886 -117.226503 33.940405

Blocks Comprising Target Neighborhood

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CITY MANAGER'S REPORT

**(Informational Oral Presentation only –
not for Council action)**

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