



AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF
MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY

October 15, 2013

STUDY SESSION – 6:00 P.M.

City Council Study Sessions

First & Third Tuesdays of each month – 6:00 p.m.

City Council Meetings

Second & Fourth Tuesdays of each month – 6:00 p.m.

City Council Closed Session

*Immediately following Regular City Council Meetings and
Study Sessions, unless no Closed Session Items are Scheduled*

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 951.413.3705 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
Richard A. Stewart, Council Member

Tom Owings, Mayor

Yxstian Gutierrez, Council Member
Victoria Baca, Council Member

**AGENDA
CITY COUNCIL OF THE CITY OF MORENO VALLEY
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MORENO VALLEY HOUSING AUTHORITY**

***THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD MEETINGS**

**STUDY SESSION - 6:00 PM
OCTOBER 15, 2013**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS 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.

SPECIAL ORDER OF BUSINESS

1. EMWD PRESENTATION ON BAY DELTA CONSERVATION PLAN (BDCP) (POWERPOINT) (10/15 MINS.)
2. CORPORATE YARD FACILITY PHASE I – ADMINISTRATION BUILDING PROJECT - PROJECT NO. 803 0002 70 77 (POWERPOINT) (PW/10 MINS.)
3. KEEP MORENO VALLEY BEAUTIFUL - PROGRAM UPDATE (POWERPOINT) (PW/10 MINS.)
4. FORECLOSURE REGISTRATION PROGRAM (CEDD/15 MINS.)

AGENDA
October 15, 2013

5. CITY COUNCIL REQUESTS AND COMMUNICATIONS

(Times shown are only estimates for staff presentation. Items may be deferred by Council if time does not permit full review.)

v Oral Presentation only – No written material provided

***Materials related to an item on this Agenda submitted to the City Council/Community Services District/City as Successor Agency for the Community Redevelopment Agency/Housing Authority 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, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley or Housing Authority will be held in 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 **SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF SECTION 54956.9**

Number of Cases: 5

2 **SECTION 54956.9(d)(4) - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION**

Number of Cases: 5

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

ADJOURNMENT

CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that the City Council Agenda was posted in the following places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

AGENDA
October 15, 2013

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted: 10/09/2013

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Bay Delta Conservation Plan Update

Moreno Valley City Council

Paul D. Jones II, P.E.
General Manager, Eastern Municipal Water District

October 15, 2013

MWD Overview, products and services



Overview:

- 542 square-mile service area - population of 768,000
- Serving seven cities and unincorporated areas
- One of 26 member agencies of the Metropolitan Water District of Southern California (MWD)

Potable (Drinking Water): 136,478 accounts

- 83,332 AF sold in 2011/2012
- Sources:
 - Imported Water from the Bay Delta and Colorado River
 - Groundwater Wells (including San Jacinto Basin)
 - Menifee & Perris Desalters

Wastewater: 226,000 accounts

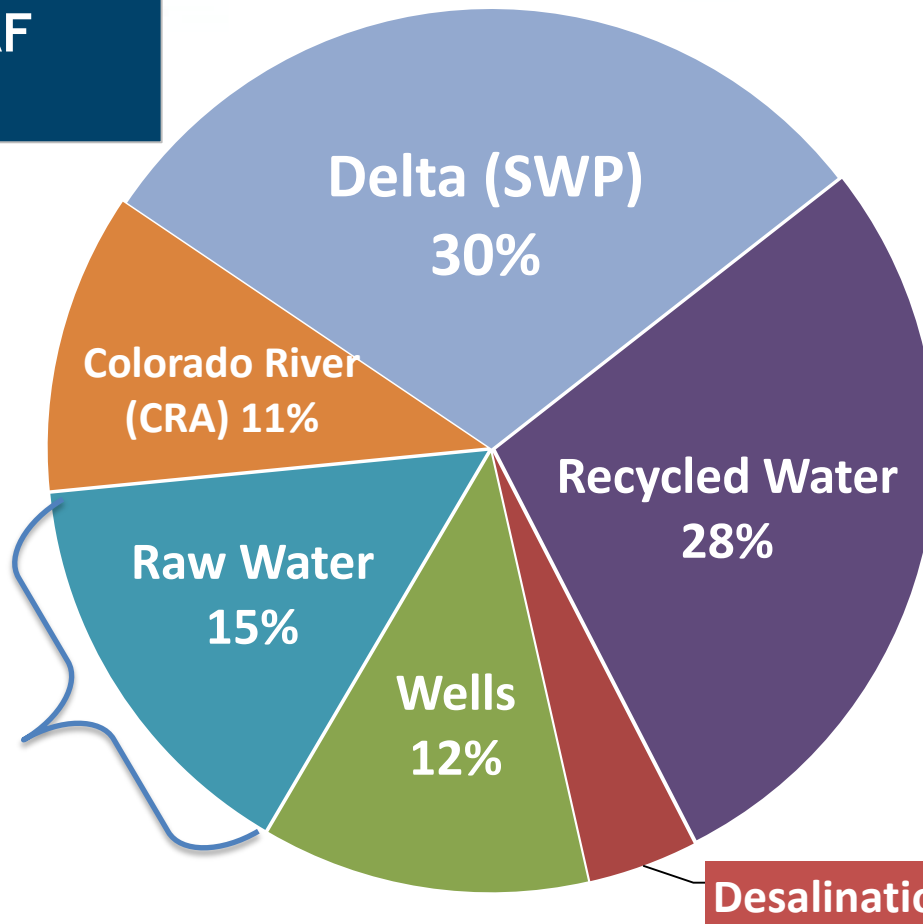
- 34,679 AF sold in FY 2011/2012
 - One of the largest in California



EMWD's Total Water Supply Portfolio



**Imported Water
Supply from MWD:
71,200 AF
56%**



**Local Water
Supply:
56,800 AF
44%**

SWP/CRA

Desalination 4%

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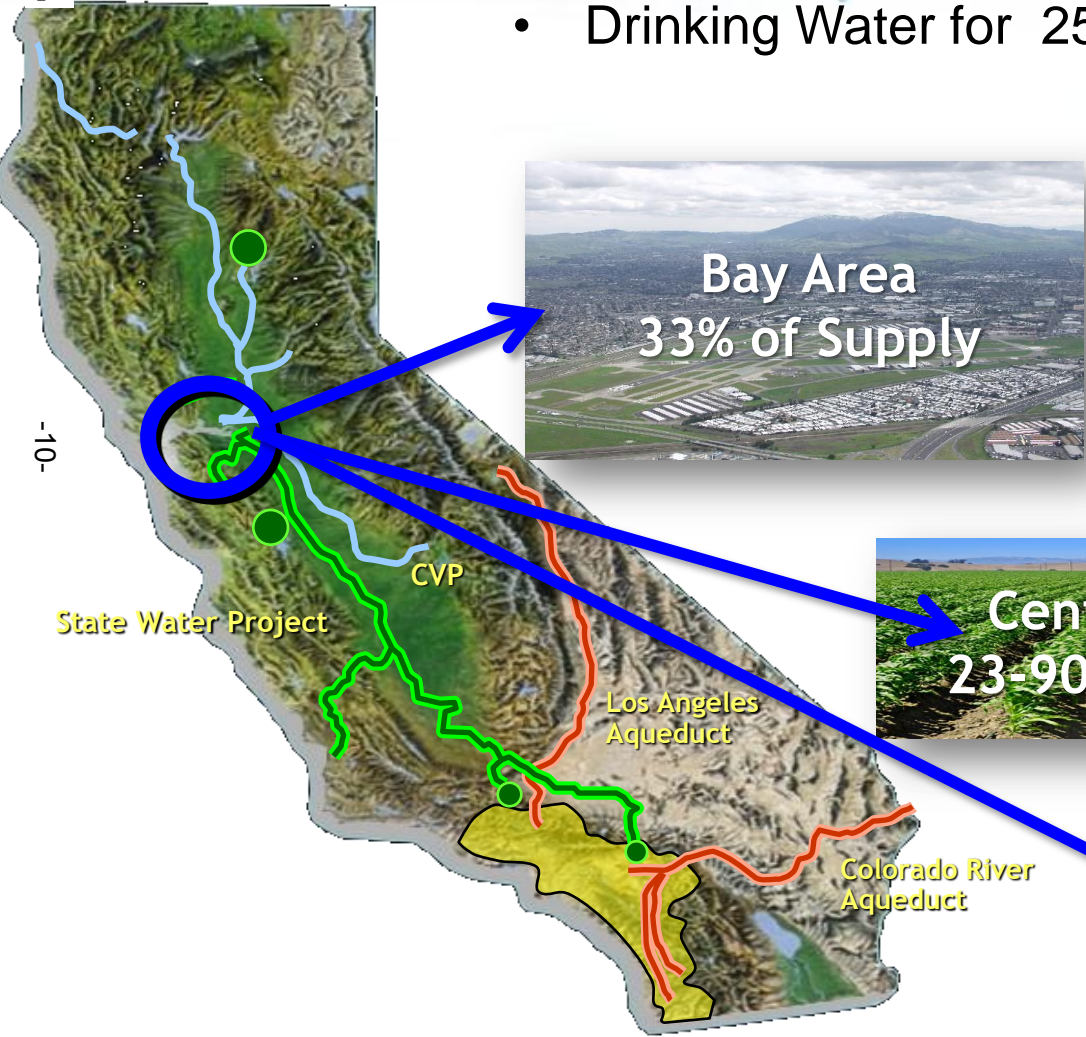
Item No. 1.

The Bay-Delta: The State Water "Hub"

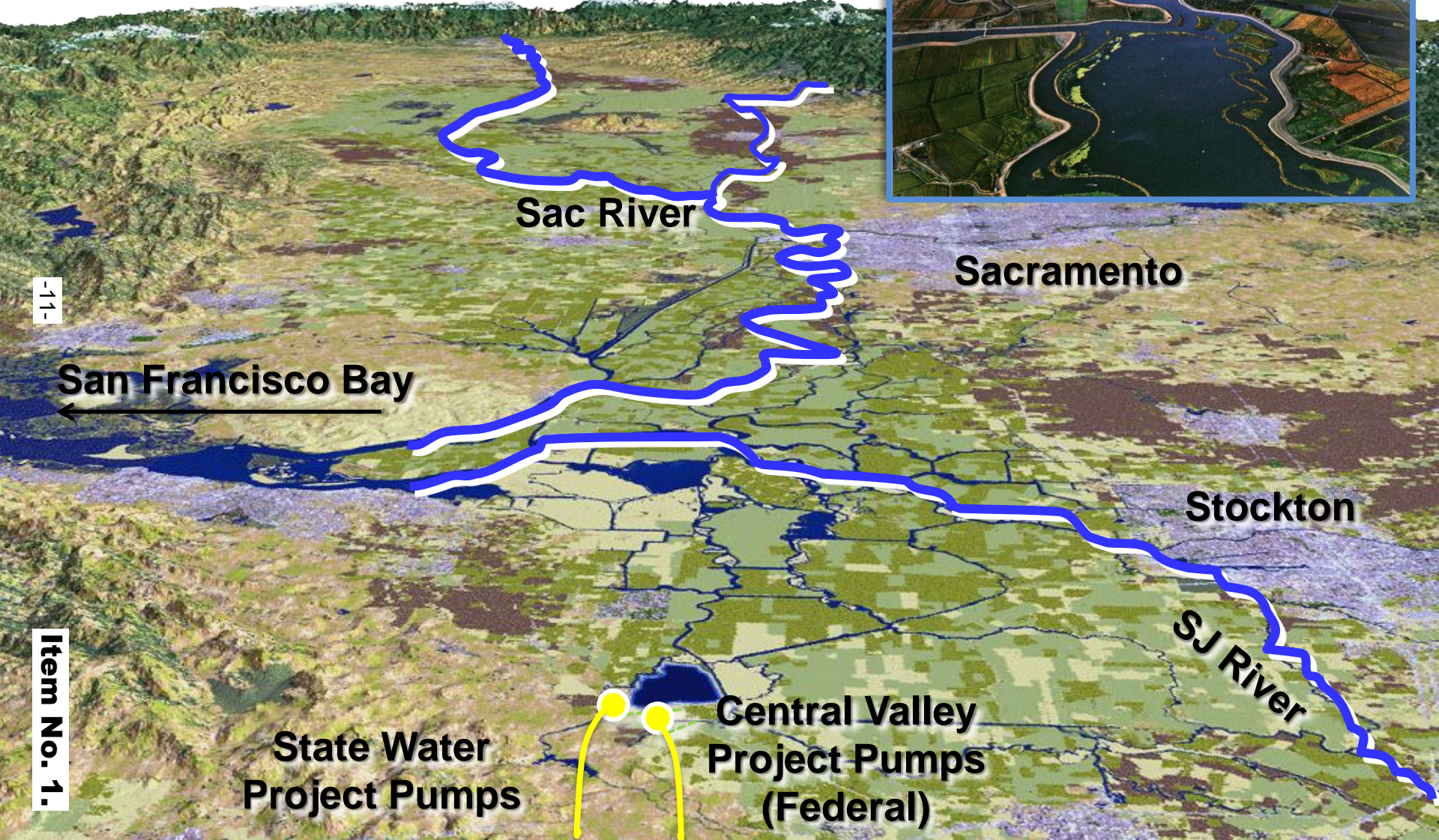


- Drinking Water for 25 Million Californians

- Irrigation for half of the nation's fruits & vegetables
- 558,000 acres in agricultural production
- \$27 billion agricultural economy



Bay Delta: Critical Water Supply



Sac River

Sacramento

San Francisco Bay

Stockton

SJ River

**Central Valley
Project Pumps
(Federal)**

**State Water
Project Pumps**

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Item No. 1.

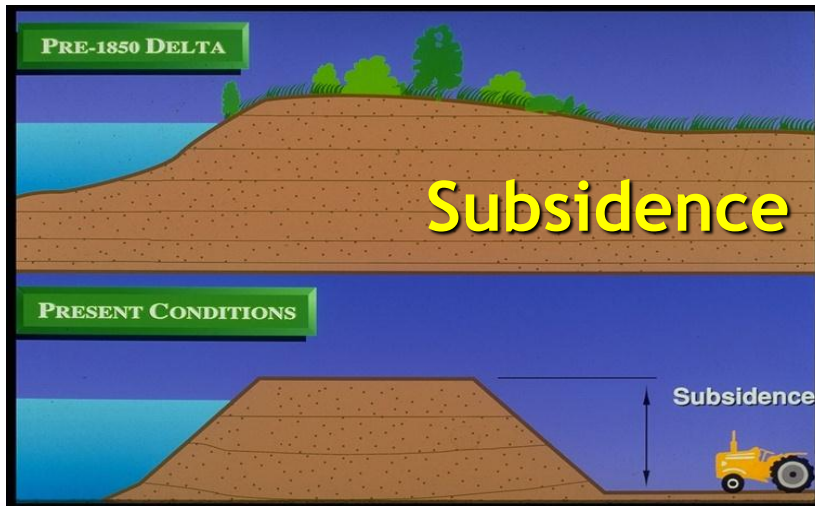
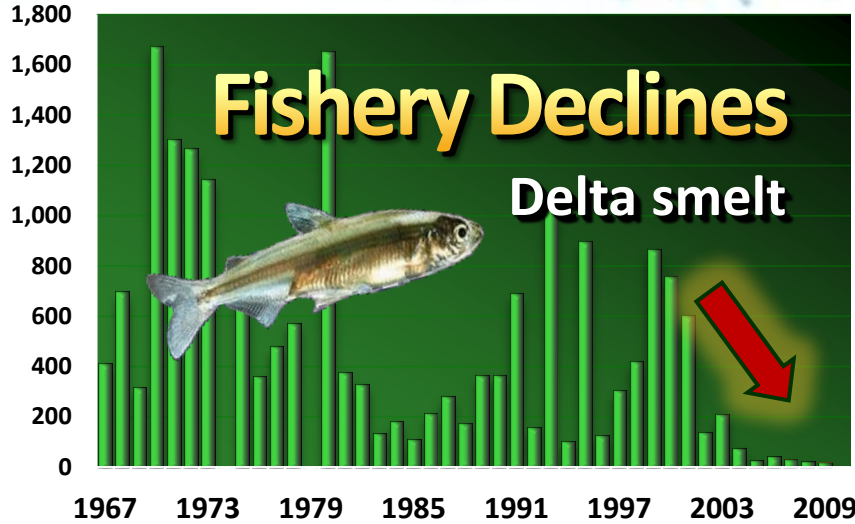
Delta: A Valuable Ecosystem



- Over 750 plant, bird, animal and fish species, including:
 - Over 50 different fish species
 - Over 225 bird species
- More than 40 threatened or endangered species



Key Delta Risks



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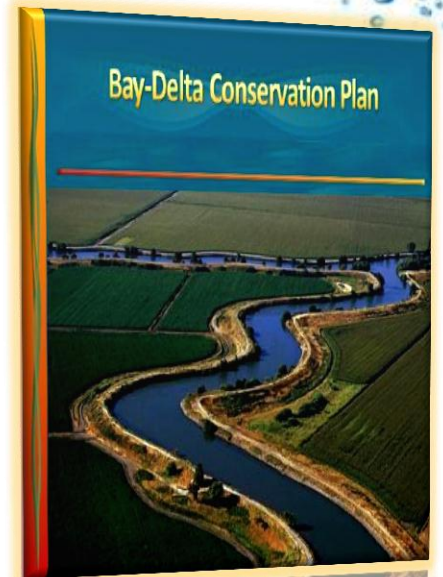
Item No. 1.

Bay-Delta Conservation Plan Overview



- Plan Based upon achieving Co-equal Goals:
 - **Habitat preservation and enhancement**
 - **Water supply reliability and security**
- Multi-species approach to endangered species protection, habitat conservation, and other stressors control
- Conveyance improvements
- Regulatory assurances
 - Long-term operations permit
 - Coverage for existing and future listed species
 - Regulatory obligations defined upfront
 - Habitat Conservation Plan (*HCP*) and Natural Communities Conservation Plan (*NCCP*)

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Environmental Impact Report Alternatives



- Conveyance and Habitat Alternatives:

- No action
- Dual conveyance/up to 113,000 acres of habitat
- Dual conveyance with smaller pipeline/tunnel
- Fully Isolated conveyance
- Dual conveyance with additional habitat restoration and smaller pipeline/tunnel
- Through Delta conveyance with screens at Cross Channel and Georgiana Slough



- Additional analyses:

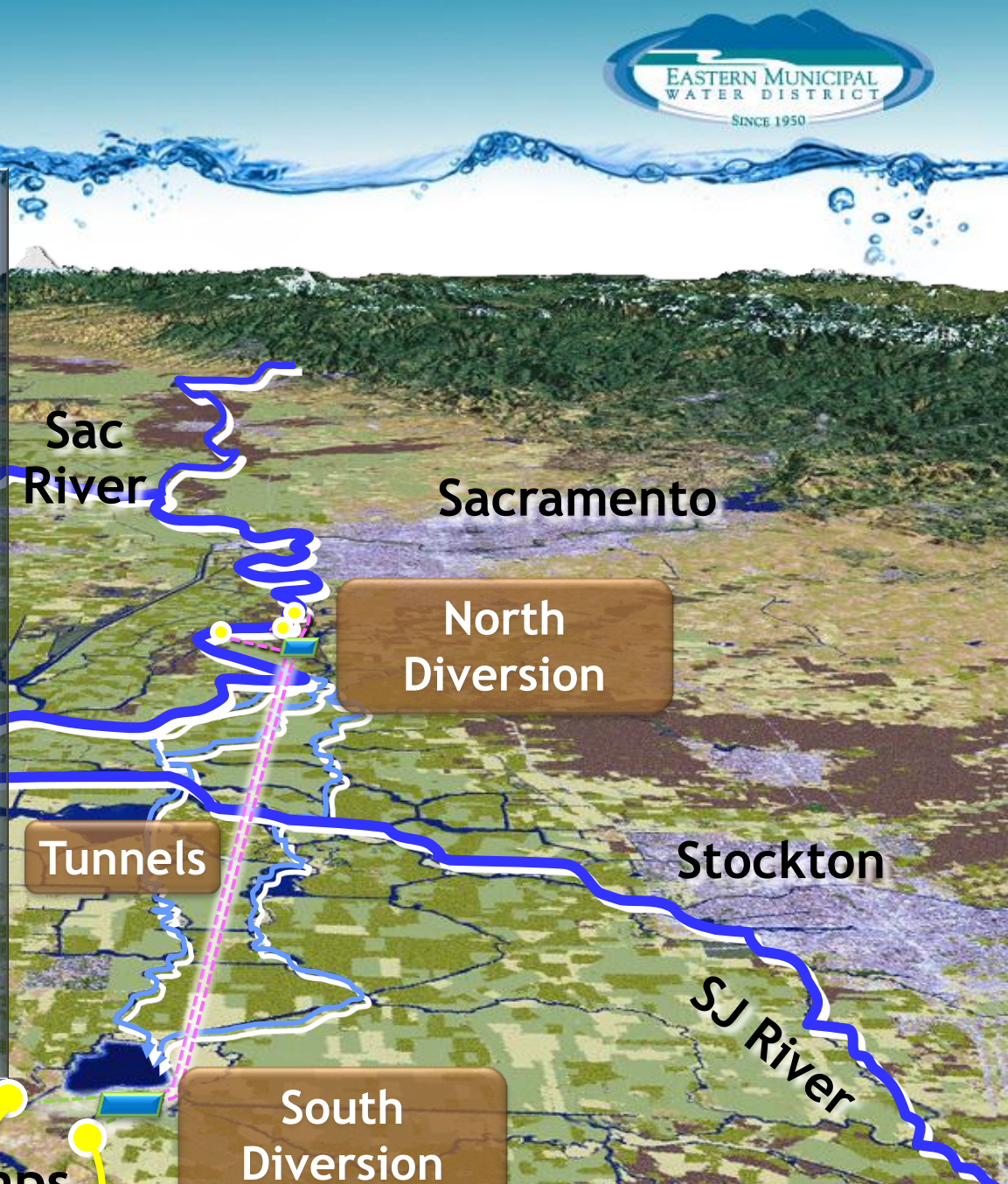
- Conveyance capacities (3,000/6,000/9,000/15,000 cfs)
- Operational alternatives



Preferred Option



- Three intakes/pumping plants
- State-of-the-art fish screens
- Forebay temporarily stores water pumped from river
- Two 26-ft gravity flow tunnels (35 miles long; 9,000 cfs)
- Operated as "Dual" Conveyance
 - Through-Delta flows
 - Isolated facility
- Cost: \$12 to 14 billion including direct mitigation (MWD 25%)
 - \$5-\$6 per household/month



Preliminary Subject to Revision

BDCP: Ecosystem Restoration



- Ecological Conservation
 - Biological goals/objectives
 - Nearly 60 species
 - Accelerated habitat restoration
 - 30,000 acres of aquatic habitat over the next 15 years
 - Restoration Costs: \$3.6 billion

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Item No. 1.

Restoration & Preservation	Targets
New Floodplain	Up to 10,000 acres
Tidal Habitat	Up to 65,000 acres
Channel Margin	20 Levee Miles
Riparian	Up to 5,000 acres
Grassland	Up to 10,000 acres
Other (Vernal pool, nontidal marsh, and alkali seasonal wetland)	Up to 13,000 acres
TOTAL	Up to 113,000 acres

Importance of Bay-Delta Improvements

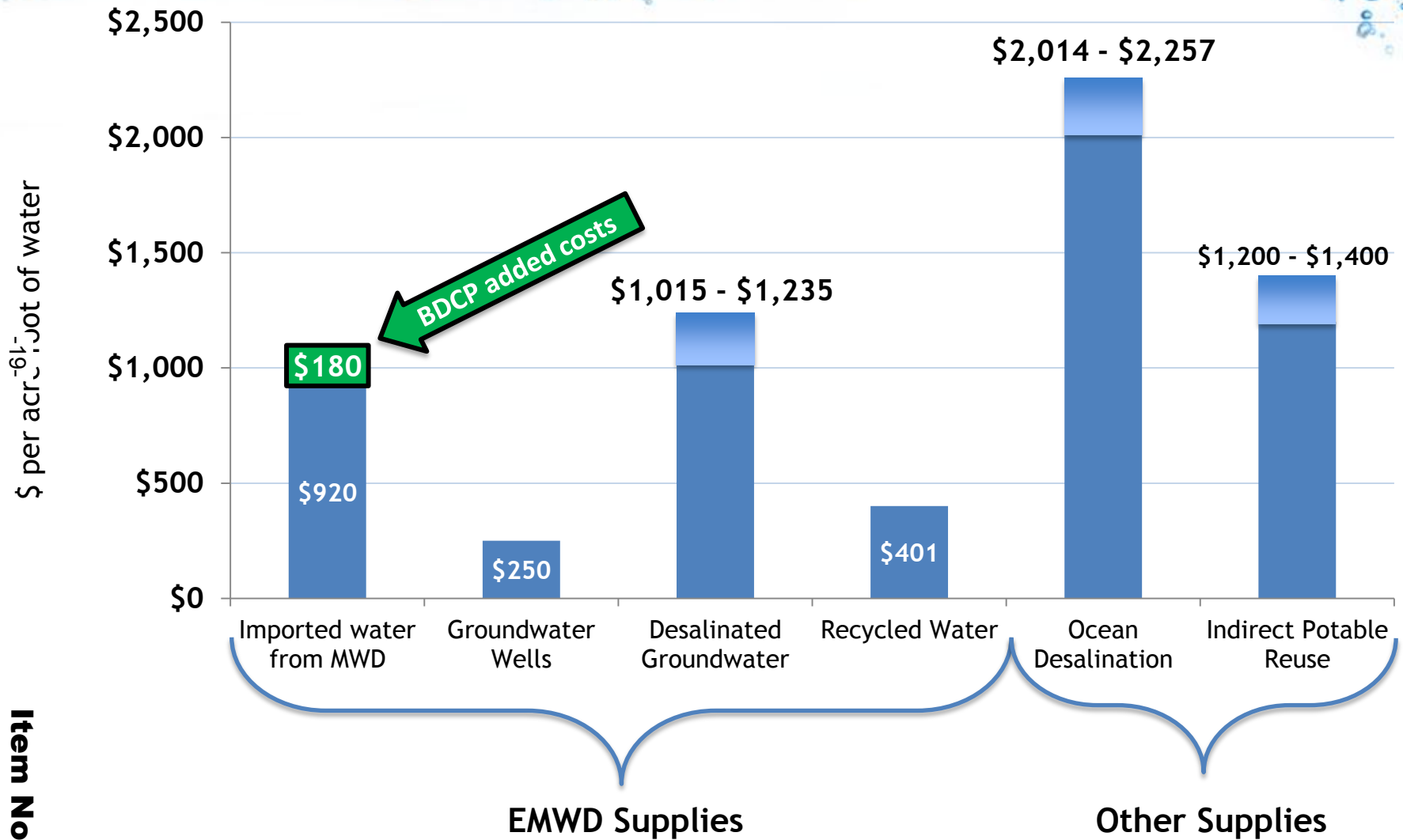


- Contributes toward a **diverse water supply portfolio** and provides additional supplies in wet years for storage
- Protects against **catastrophic levee failures** including earthquakes:
 - *Minimal water exports 1.5 to 3 years*
 - *Potential \$40 billion state economic impact*
- Provides **134,000 jobs**
- **Improves water quality** which facilitates local supply and management, such as recycling and groundwater storage

Supply	Salt (TDS – mg/l)	Lbs. of salt/acre foot
Colorado River Water	~500 to 700 mg/l	1,360 to 1,900 lbs./AF
State Water project (current)	~250 mg/l	680 lbs./AF
State Water project (with conveyance)	~100 mg/l	272 lbs./AF

Groundwater Benefit

Water Supply Costs



Item No. 1.

• Proposed Timeline



- Draft BDCP and EIR/S Fall 2013
- Finalize BDCP and ROD Winter 2014
- Habitat Restoration 2010-2050
- Tunnel Construction 2016-2026

What You can do!



- Use available resources to educate yourself:
 - <http://baydeltaconservationplan.com>
 - www.emwd.org
- Express support to Secretary of the Interior other administrative officials
- Voice your support for the BDCP to our local legislators
 - Members of the House
 - State Senators and Assembly Members
- Help us get the word out, share your knowledge and recommend or refer us to give presentations to other civic organizations
- **Adopt a resolution supporting the BDCP and the Preferred Alternative (9,000 cfs)**



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Item No. 1.



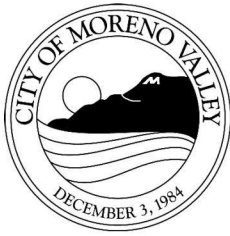
Questions?

Paul D. Jones II, P.E.
General Manager
Eastern Municipal Water District

jonesp@emwd.org

951-928-6130

www.emwd.org



APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

WV
SMTB
D

Report to City Council

TO: Mayor and City Council

FROM: Ahmad R. Ansari, P.E., Public Works Director / City Engineer

AGENDA DATE: October 15, 2013

TITLE: CORPORATE YARD FACILITY PHASE I – ADMINISTRATION BUILDING PROJECT
PROJECT NO. 803 0002 70 77

RECOMMENDED ACTION

Recommendation:

1. Review and provide input for the Corporate Yard Facility Phase I – Administration Building project.

SUMMARY

This report presents the status of the Corporate Yard Facility Phase I – Administration Building for City Council consideration and input. The project is funded with Corporate Yard DIF funds and has been approved in the Fiscal Year 2013/14 Capital Improvement Plan (CIP).

DISCUSSION

Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and Phasing were presented to City Council in Study Session on April 21, 2009. The City Council concurred with the phasing plan and staff's recommendation to proceed with Plans, Specifications, and Estimates for construction of the Corporate Yard Facility Phase I – Administration Building.

City Council approved the agreement for Professional Consultant Services with Pitassi Architects, Inc. on January 12, 2010. Pitassi completed the Design in August 2011 which included a neighborhood meeting.

The Administration Building will be occupied by the City Maintenance & Operations staff and Parks Maintenance staff. The project budget for construction in the total amount of \$2.5 million is approved per FY 2013/14 CIP. Pitassi has submitted a proposal to provide Professional Consultant Services to update the design and construction Bid Documents to the current Building and Fire Codes. This Professional Consultant Services Agreement will be presented to City Council at a future meeting shortly.

FISCAL IMPACT

Design update and construction of the Corporate Yard Facility Phase I – Administration Building is included in the adopted Fiscal Year 2013/14 CIP. The project is funded by the Corporate Yard DIF Revenue Fund (Fund 2910) through the Facility Construction Fund (Fund 3000) and can only be used for corporate yard facility improvements. There is no impact to the General Fund.

AVAILABLE BUDGET – FY 2013/14:

Corporate Yard Facility (Account No. 3000-70-77-80003) (Project No. 803 0002 70 77)	\$ 2,555,000
Total Available Funds	\$ \$ 2,555,000

ESTIMATED PROJECT COSTS:

Design Update and Support Services During Construction	\$ 120,000
Construction	\$2,250,000
Construction Surveying, Geotechnical, and Inspection Services costs	\$ 100,000
Project Administration*	\$ 30,000
Total Estimated Cost.....	\$2,500,000

**Includes City project administration, permits, printing, and other miscellaneous costs.*

ANTICIPATED PROJECT SCHEDULE:

Design Update	November 2013
Advertise/Bid	February 2014
Notice of Award	April 2014
Start Construction.....	May 2014
Complete Construction.....	February 2015

CITY COUNCIL GOALS

POSITIVE ENVIRONMENT: Create a positive environment for the development of Moreno Valley’s future.

PUBLIC FACILITIES AND CAPITAL PROJECTS: Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

NOTIFICATION

Staff conducted a neighborhood meeting in May 2010 to give notification of the Corporate Yard Facility Phase I – Administration Building project. The invitation letters were sent to all residents within 300 feet around the project site. While the project design hasn't changed since that point, staff will notify local residents about another informational meeting to be held next month.

ATTACHMENTS

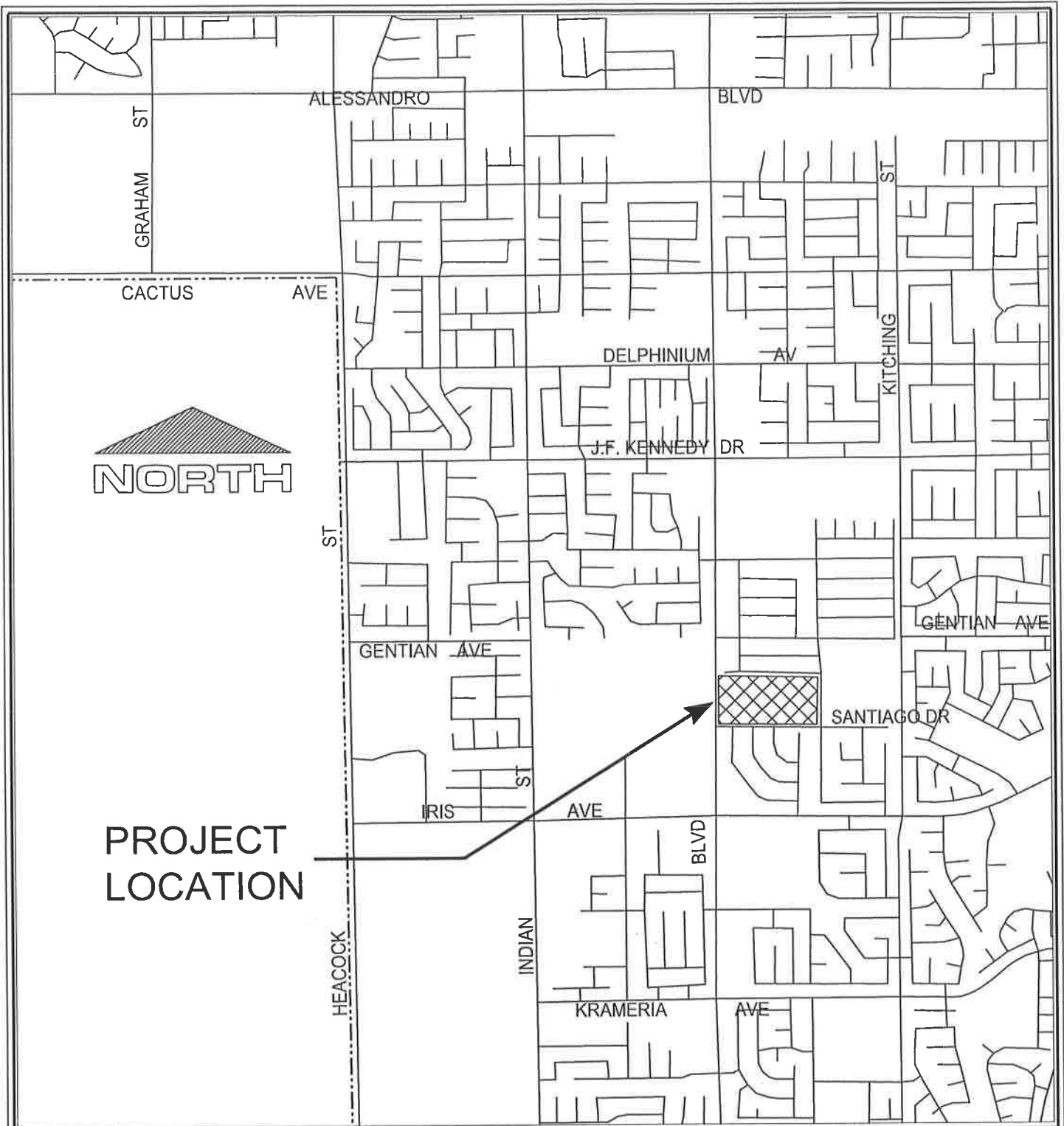
Attachment 1: Location Map
Attachment 2: Corporate Yard Facility Phase 1 – Administration Building
PowerPoint Presentation

Prepared By:
Henry Ngo
Senior Engineer, P.E.

Department Head Approval:
Ahmad R. Ansari, P.E.
Public Works Director/City Engineer

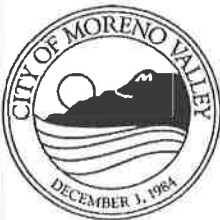
Concurred By:
Prem Kumar, P.E.
Deputy Public Works Director/Assistant City Engineer

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PROJECT
LOCATION

LOCATION MAP



Public Works Department
Capital Projects Division

Scale: None

ATTACHMENT 1

CORPORATE YARD FACILITY PHASE I
ADMINISTRATION BUILDING

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City of Moreno Valley

Corporate Yard Facility Phase I – Administration Building

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Item No. 2.

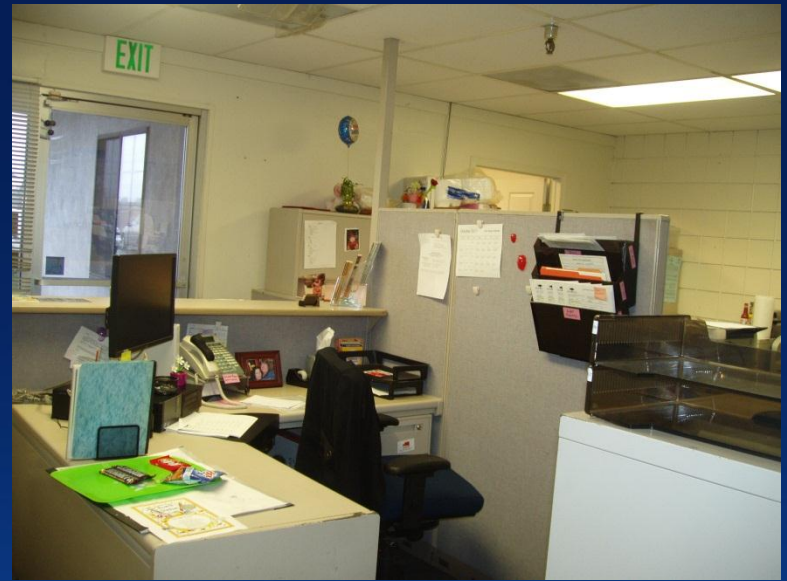
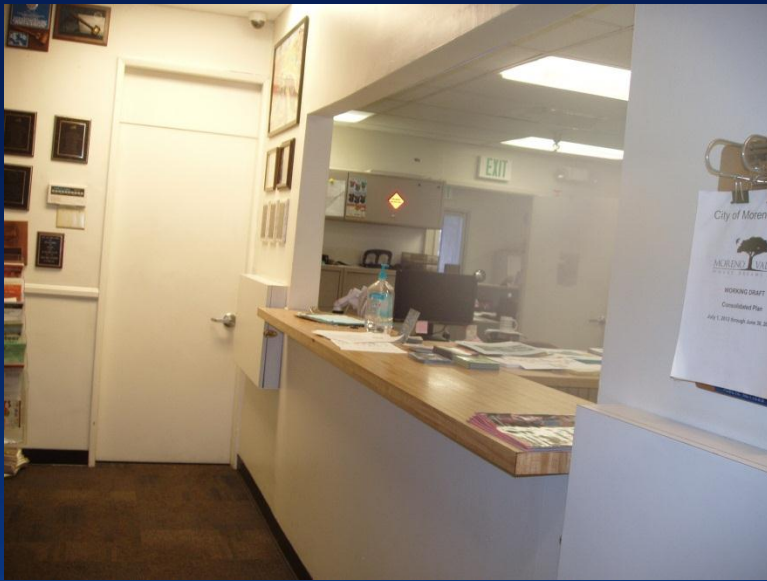


PITASSI ARCHITECTS, INC.



EXISTING SITE CONDITION

Moreno Valley Corporate Yard
City of Moreno Valley



M&O Public Counter

Park Maintenance Office



Purchasing Office

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Item No. 2.

Moreno Valley Corporate Yard

City of Moreno Valley



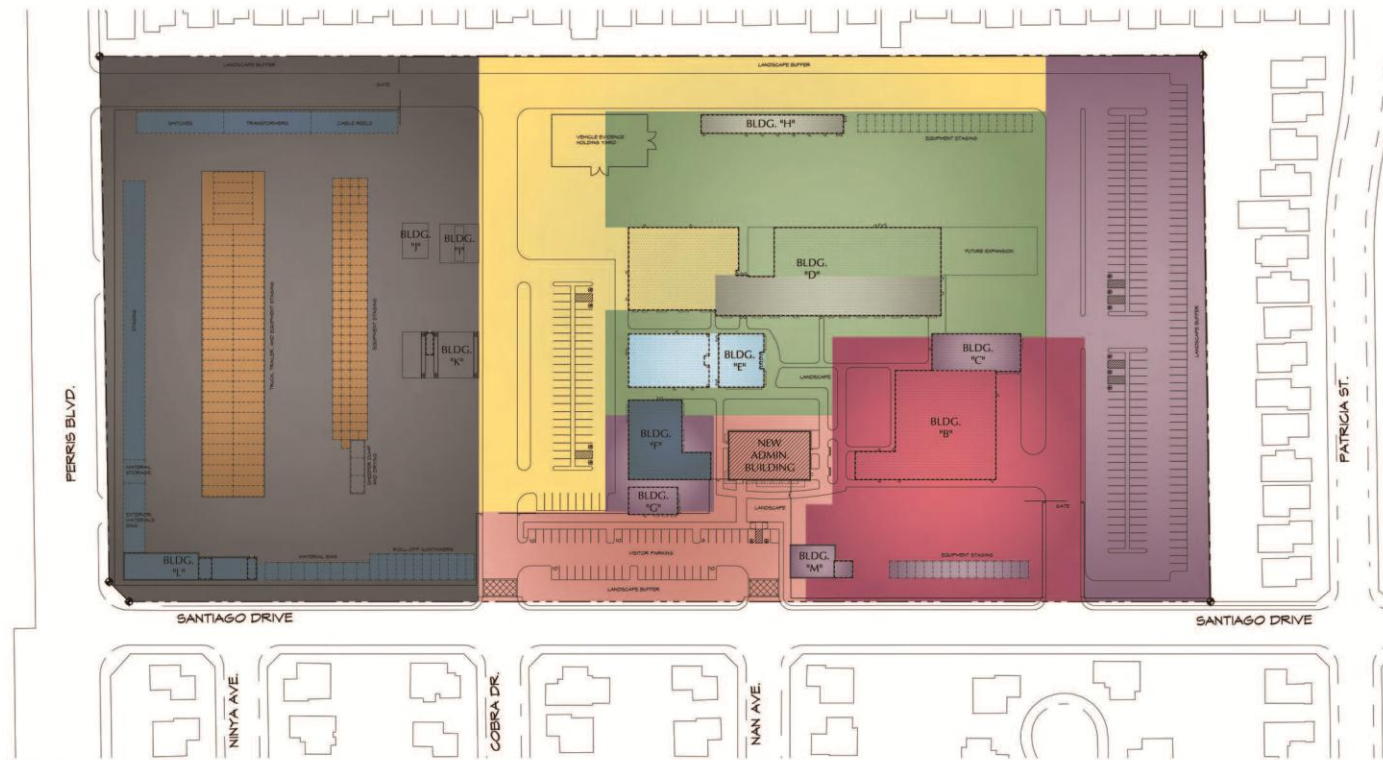


Moreno Valley Corporate Yard

City of Moreno Valley

Recycling Program Headquarter





PHASING:

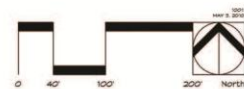
- Phase 1- Administration Bldg.
- Phase 2- Building B
- Phase 3- Bldgs. C, G & M
- Phase 4- Partial Building D
- Phase 5- Bldg. H & Partial Bldg. D
- Phase 6- Partial Building D
- Phase 7- Bldgs. L, J & K
- Phase 8- Building E
- Phase 9- Building L
- Phase 10- Staging

Preliminary Master Site Plan w/ Phase 1 Admin. Building

Master Plan by Gillis + Panichapan Architects, Inc., Costa Mesa, CA

Moreno Valley Corporate Yard

City of Moreno Valley



PITASSI ARCHITECTS, INC.

8439 White Oak Ave., Suite 105 • Rancho Cucamonga, CA 91730
 Tel: 909-950-1341 • Fax: 909-950-0544 • email: gyp@pitassiarchitects.com



CORPORATE YARD FACILITY PHASE I ADMINISTRATION BUILDING PROJECT STATUS

- Corporate Yard Facility Space Needs Analysis, Conceptual Design Study, and Phasing was presented to City Council Study Session on April 21, 2009.
- City Council concurred with the phasing plan and approved the Agreement for Professional Consultant Services with Pitassi Architects, Inc. on January 12, 2010.
- Neighborhood Meeting was conducted in May 2010.
- Pitassi has completed the Design in August 2011.
- Project Budget of \$2.5 million is approved per CIP FY 13-14.
- Pitassi has submitted proposal to provide Professional Consultant Services to update Bid Document and provide Construction support.

Neighborhood Meeting

Corporate Yard Phase I

CITY OF MORENO VALLEY

Dear Neighbor:

You are invited to a neighborhood meeting to preview the improvements proposed for the City of Moreno Valley's existing Corporate Yard located at the northeast corner of Perris Boulevard and Santiago Drive.

Project Description

The Corporate Yard is located on an 18-acre site and has been used by the City to provide public services since 1989. Existing buildings on this site are in dilapidated condition and do not meet current building codes. To correct deficient conditions and to meet future public needs, the City has developed a ten-phase master plan. The first phase is a new 5,000 sq. ft. (approx.) office building and a sewer line to be constructed on the south side of the project site, facing Santiago Drive between Nan Avenue and Cobra Drive. Construction of the new sewer line will allow the City to move away from the existing septic tank system. Construction is scheduled to begin by March 2011 and be completed by December 2011.

The first phase is funded by Developer Impact Fees specifically collected for the Corporate Yard and must be used for the intended purpose only.

When all ten phases are complete, the City will be able to more effectively provide services to the public. The project will enable the City to meet the public's needs when the City is fully developed, which is projected to happen in the late 2030s.

The remaining nine phases of the master plan will be developed in the future. Currently no funding is available for any of the future phases.

Date: Wednesday, May 26, 2010

Time: 7:00 p.m.

Location: Armada Elementary School

25201 John F. Kennedy Drive

Moreno Valley, CA 92551

Contact: Peter J. Pitassi, AIA, LEED AP

Pitassi Architects, Inc.

(909)980-1361





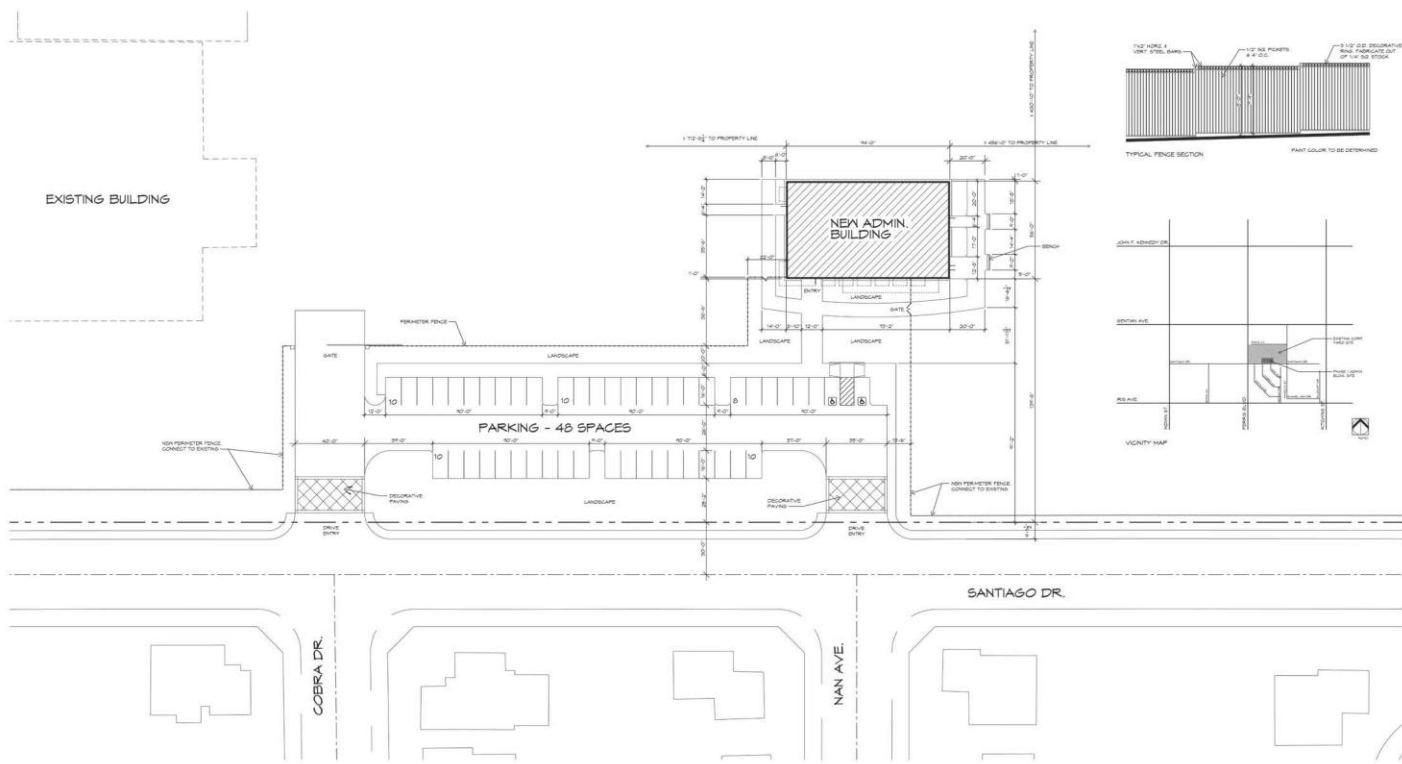
Moreno Valley Corporate Yard
City of Moreno Valley

Aerial Site Plan



PITASSI ARCHITECTS, INC.
 • 8439 White Oak Ave., Suite 105 • Rancho Cucamonga, CA 91730 •
 • Tel: 909/980-1331 • Fax: 909/980-5514 • e-mail: gpad@pitassiarch.com





Phase 1 Detailed Site Plan

PROJECT INFORMATION:
 PROJECT: MORENO VALLEY CORPORATE YARD
 PREPARED FOR: MULTIPLE CORPORATE YARD

ADDRESS OF NEW ADMIN. BLDG. & TYPED PERIMETER BLDG. (SEE SHEET 10):
 MULTIPLE CORPORATE YARD

CONTACT INFORMATION:
 APPLICANT: JON DAVIS
 CITY OF MORENO VALLEY
 3200 CENTRAL AVE. W.
 DAVENPORT, CA 95738
 OWNER: SEE APPLICANT SHEET
 REPRESENTATIVE: PITASSI ARCHITECTS, INC.
 8019 WHITE OAK AVE., SUITE 105
 RAINIER VALLEY, CA 94730

LEGAL DESCRIPTION:
 PARCELS 1, 2 AND 3 OF PARCEL, MAP NO. 10668, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 11 AND 12 OF PARCEL MAPS, RECORDS OF THE COUNTY OF RIVERSIDE.

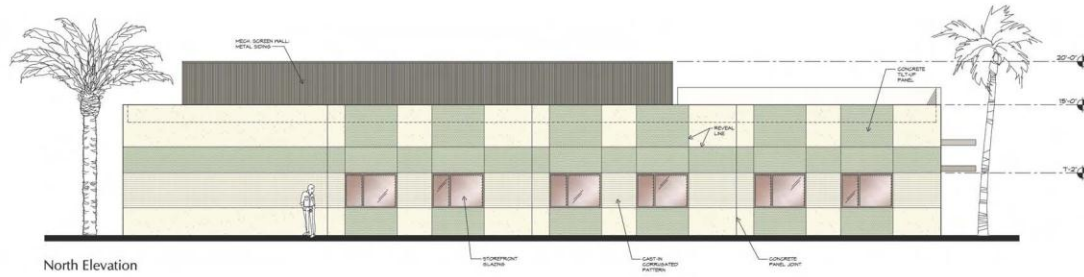
STATISTICAL SUMMARY:
 TOTAL AREA: 10.00 AC. (435,600 S.F.)
 TOTAL AREA (PHASE I): 10.00 AC. (435,600 S.F.)
 TOTAL AREA (PHASE II): 10.00 AC. (435,600 S.F.)
 TOTAL AREA (PHASE III): 10.00 AC. (435,600 S.F.)
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 TOTAL AREA (PHASE XXIX): 10.00 AC. (435,600 S.F.)
 TOTAL AREA (PHASE XXX): 10.00 AC. (435,600 S.F.)

Moreno Valley Corporate Yard
 City of Moreno Valley



PITASSI ARCHITECTS, INC.
 8019 White Oak Ave., Suite 105 • Rancho Cucamonga, CA 91730
 Tel: 909.980.1361 • Fax: 909.980.6514 • email: gjoel@pitassiarch.com





North Elevation

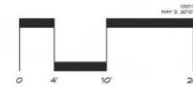


South Elevation

Building Elevations

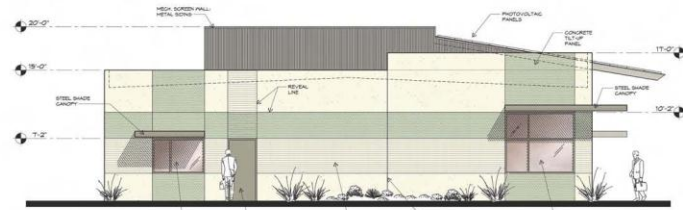
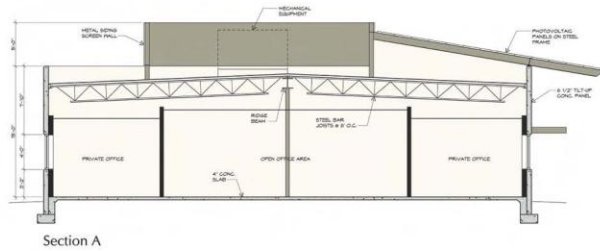
Moreno Valley Corporate Yard

City of Moreno Valley

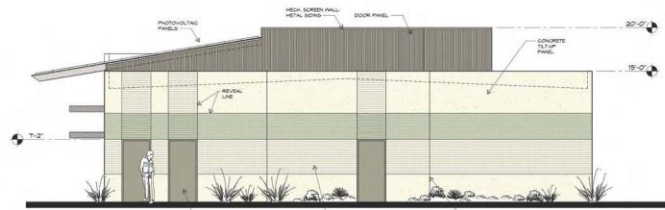


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West Elevation



East Elevation

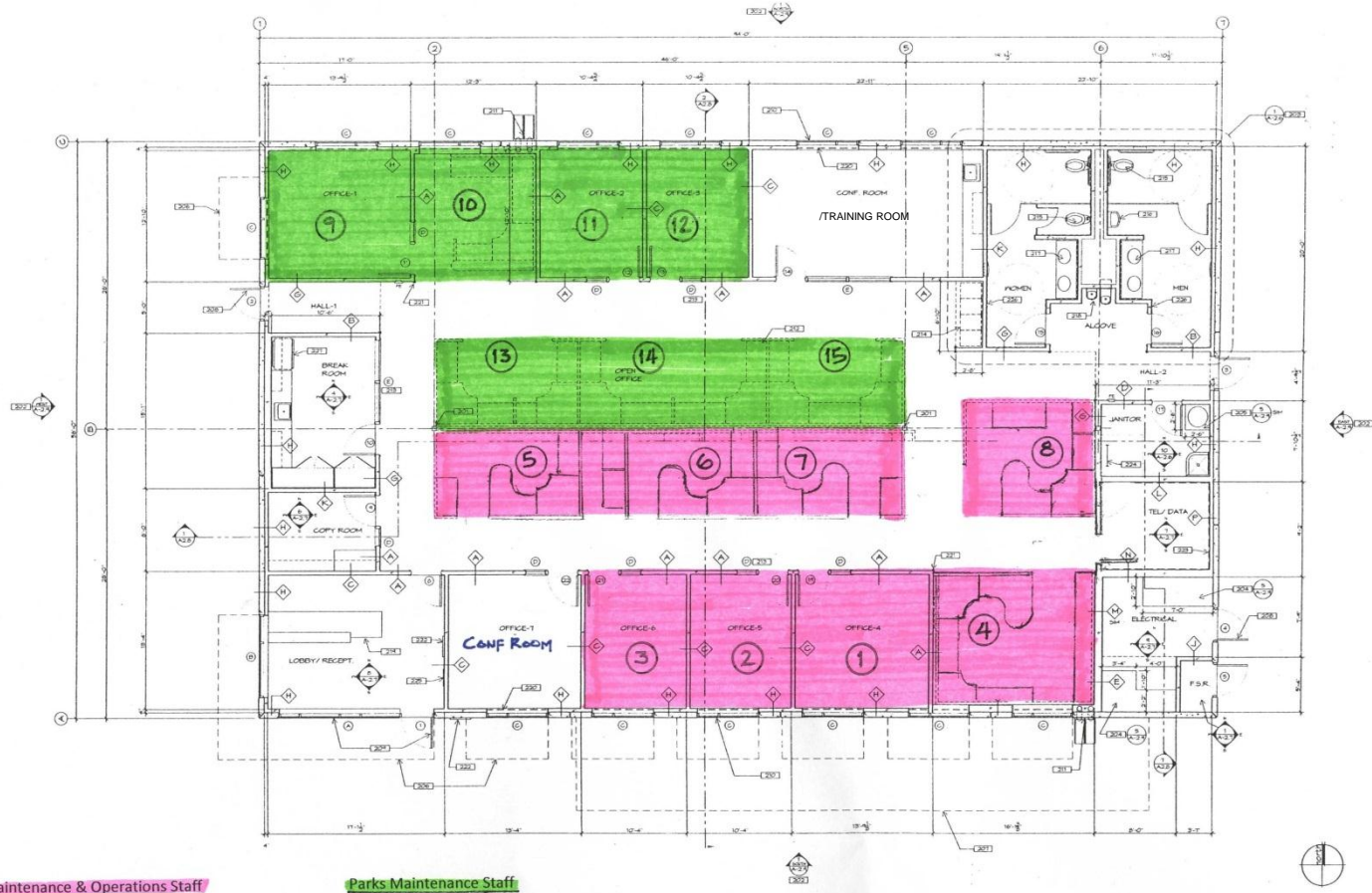
Building Elevations

Moreno Valley Corporate Yard
 City of Moreno Valley



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 • Tel: 909-980-1381 • Fax: 909-980-6514 • email: gjo@pitassiarchitect.com •





Conceptual Site Plan

Moreno Valley Corporate Yard
City of Moreno Valley





3D Perspective View

Moreno Valley Corporate Yard
City of Moreno Valley

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HNTB & 2010



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3D Perspective View

Moreno Valley Corporate Yard
City of Moreno Valley

0200
MAY 9, 2010



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3D Perspective View

Moreno Valley Corporate Yard
City of Moreno Valley

0200
MAY 9, 2010



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3D Perspective View

Moreno Valley Corporate Yard
City of Moreno Valley

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MAY 8, 2010



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CORPORATE YARD FACILITY PHASE I ADMINISTRATION BUILDING PROJECT SCHEDULE

- Design Revision: November 2013
- Advertise/Bid: February 2014
- Award Construction: April 2014
- Start Construction: May 2014
- End Construction: February 2015



Keep Moreno Valley Beautiful Program

Program Update

City of Moreno Valley
Public Works Department

Keep America Beautiful Program

- Founded in 1953
- 1,000 affiliates
- Largest national community action/education organization
- Areas of focus:
 - Litter prevention
 - Waste reduction and recycling
 - Beautification and improvement of public spaces
- Measurable outcomes
- 15 Affiliates in California

Benefits – Keep America Beautiful

- National credibility
- City image
- Quality of Life
- Grant funds
 - Existing KAB donors and partnerships
- Support from national/state programs
- Unifying theme/messaging for related City programs



Proposed Keep Moreno Valley Beautiful

- Program consolidation
 - Unified theme/message
- Umbrella for City's existing environmental programs
 - Adopt-A-Park
 - Adopt-A-Trail
 - Earth Day Clean-up Event
 - Neighborhood Clean-up Program
 - Illegal Dumping
 - WM Litter Abatement Partnership
 - Graffiti Removal Program
 - Weekend Weed & Litter Abatement
- Future programs: Key Initiatives
 - Adopt-A-Street
 - Adopt-A-Landscape Maintenance District (LMD) Area
 - Grant opportunities

Key Initiative: Adopt-A-Street

- Arterial/Collector Streets
- Activities: Litter Removal
- Contractor Service
- Business Sponsorships



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Item No. 3.



Key Initiative: Adopt-A-Landscape Maintenance Area

- Reduced Service LMD Areas
- Activities:
 - Litter Removal
 - Planting
 - Benches
- “Hands’-On” Volunteer Opportunities
- Various Groups

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Keep America Beautiful Affiliation

City Council Support

- Council Study Session
- Application Submittal

June 2012



Pre-Certification Process

- Committee Formation
- Pre-Certification Training

October 2012



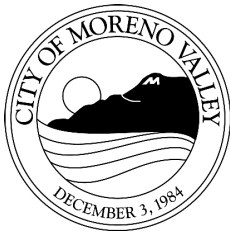
Certification Process

- Approval of Community Plan
- Initiate Strategic Planning

November 2013

Next Steps

- Certification report approval
- Launch Event/Certification Presentation
 - November



APPROVALS	
BUDGET OFFICER	
CITY ATTORNEY	
CITY MANAGER	

ML
SMB
D

Report to City Council

TO: Mayor and City Council

FROM: John C. Terell, Community & Economic Development Director

AGENDA DATE: October 15, 2013

TITLE: FORECLOSURE REGISTRATION PROGRAM

RECOMMENDED ACTION

Staff recommends that the City Council provide direction regarding the establishment of a mandatory foreclosure registration program.

BACKGROUND

Earlier this year, the City Council discussed code compliance strategies and dealing with vacant foreclosed homes and squatters. One of the strategies identified during those discussions was instituting a foreclosure registration program. A registration program would provide ready access to contacts for vacant foreclosed homes that could be used by the Police Department and Code Compliance Division to address criminal and property maintenance issues. Such a program could be mandatory or voluntary, and could be administered by City staffing or by a contractor.

DISCUSSION

Given the current high level of activity in the Code Compliance Division, staff investigated possible contractors to provide this service.

Nationwide Cost Recovery Services (NCRS), based in Diamond Bar, provides contract foreclosure registration services to the cities of Carson, Eastvale, El Monte, South El Monte and West Covina. All of the programs are mandatory, with fees ranging from \$375 to \$575, with up to half of the fees being paid to the contractor and the balance retained by the City to cover program administration costs. The program is mandatory to ensure that the registration program is full cost recovery and registration fees are kept as low as possible. In addition to identifying and contacting owners of vacant foreclosed properties, the contractor also provides an initial site inspection, with any identified

safety or maintenance violations referred to Code Compliance for follow up and abatement.

The principals of NCRS will be present at the Study Session to present the program and address questions from the City Council.

ALTERNATIVES

1. Direct that staff implement a foreclosure registration program with NCRS.
2. Direct that staff investigate other alternatives to establish such a program.
3. Direct that staff not to pursue implementation of such a program.

FISCAL IMPACT

The program would be expected to cover both contract and administration costs.

CITY COUNCIL GOALS

Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs, which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

ATTACHMENTS

Attachment 1: NCRS PowerPoint

Prepared By:
John C. Terrell AICP
Community & Economic Development Director

Nationwide Cost Recovery Services Foreclosure Crisis Solution

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Nef Cortez

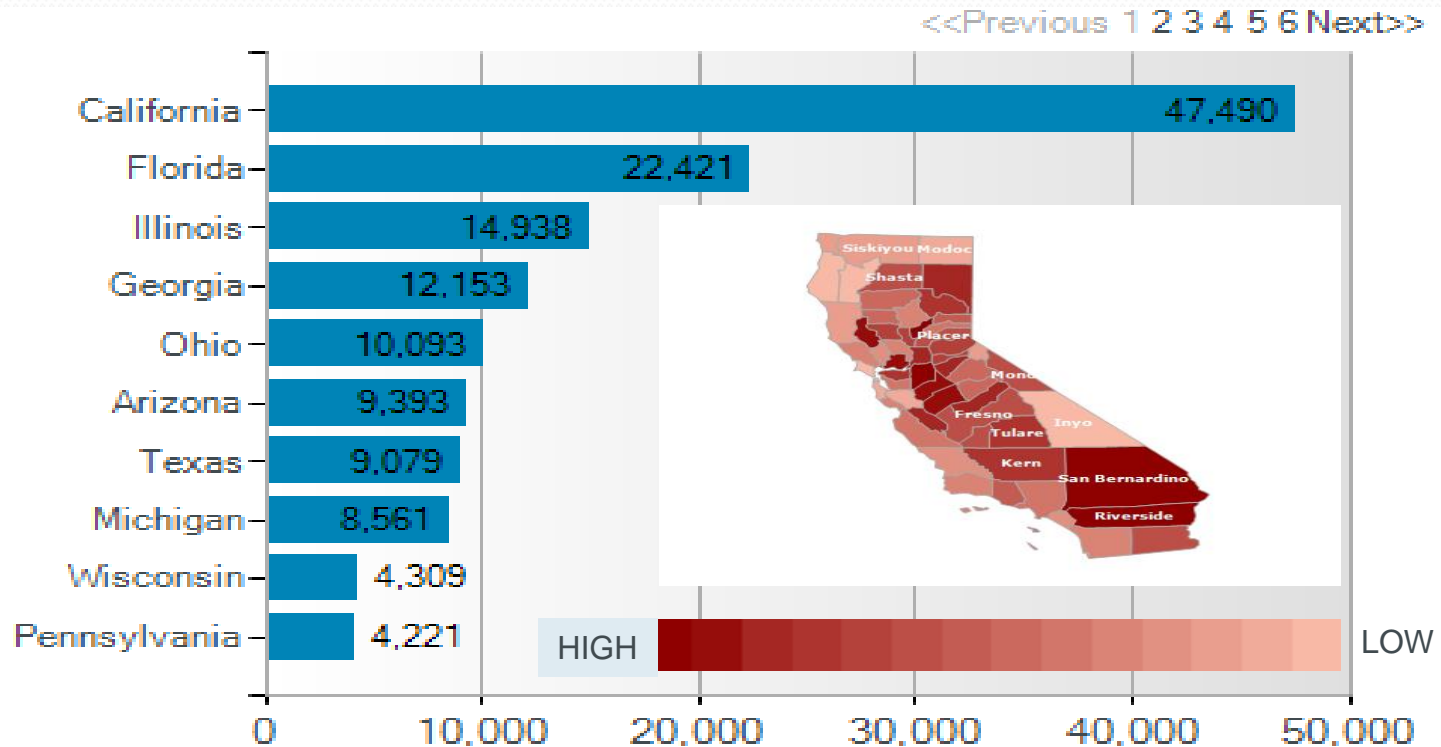
Eli Cortez

October 15, 2013

Item No. 4.



CALIFORNIA LEADS IN INVENTORY OF 47,490 FORECLOSURES

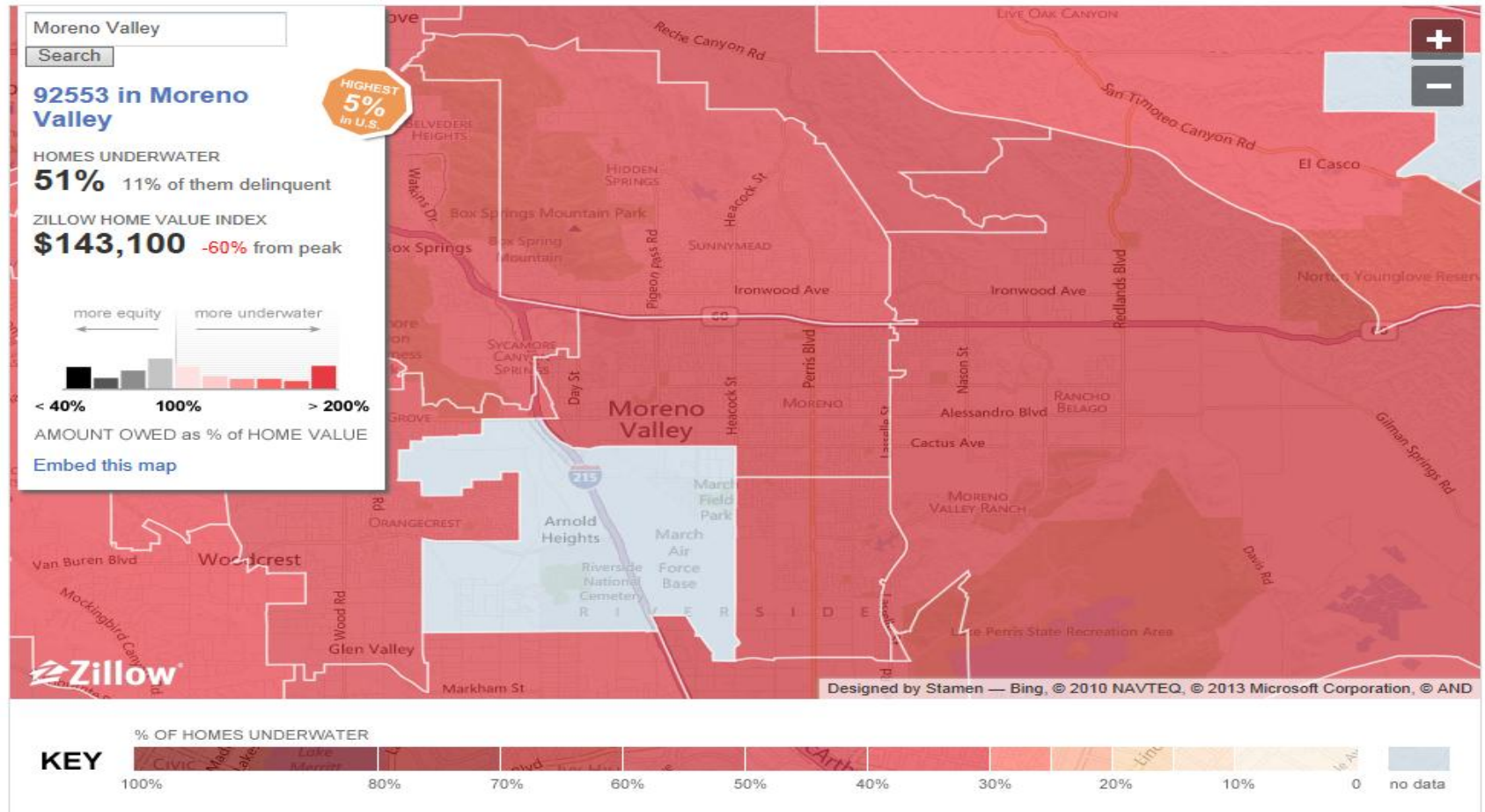


Moreno Valley Negative Equity Map

The U.S. Housing Crisis: Where are home loans underwater?

With U.S. home values falling by more than 18.7% since their peak in 2007, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. Search our interactive map to discover what percentage of homes in your county or ZIP code are in negative equity, based on Zillow's first quarter 2013 data.

Like 1.6k +1 286 Tweet 559 Pin it

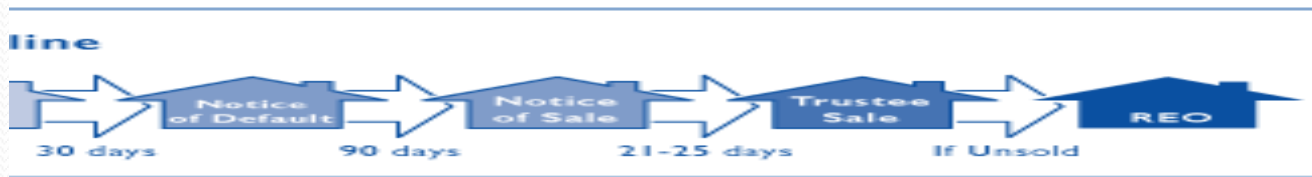


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Item No. 4.

THE CALIFORNIA FORECLOSURE PROCESS BECOMES MORE COMPLEX

NEW TREND IS NOW REO - SHORT SALES



Timeline for the Foreclosure is now extended to about one year!!!

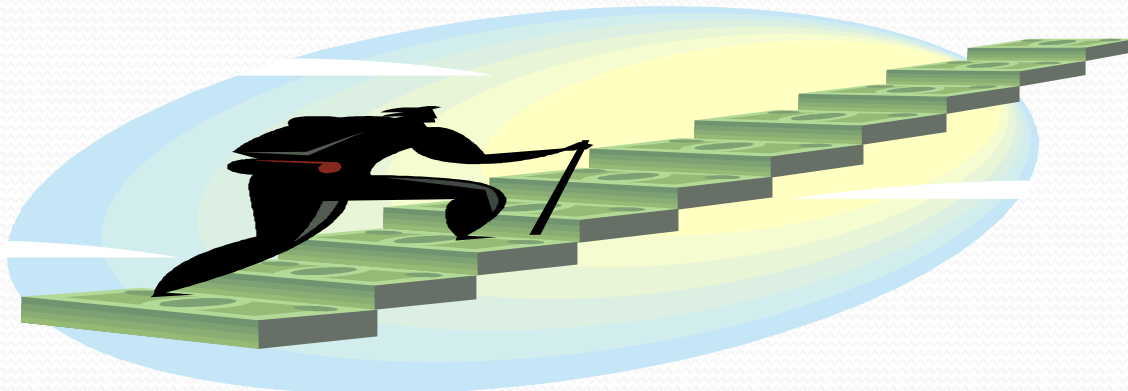
- Normal foreclosure process time historically has been 4 months
- New normal extends to 12 months
- Requires more administration and inspections due to the increased possibility of abandonment or mismanagement

MAJOR FORECLOSURE REGISTRATION PROGRAM INITIATIVES

- ❑ REGISTRATION COMPLIANCE ABOVE 85%
 - Streamlined case file noticing, follow up and tracking processes
 - Relationship management and escalation to bank corporate levels
 - Develop proprietary wireless (ipad) foreclosure field technology

- ❑ IMPLEMENT COST RECOVERY SERVICES
 - Automate and improved official notice and orders to banks
 - Escalate communications with bank corporate representatives
 - Provide field curb-side inspections and physical property monitoring

- ❑ FORECLOSURE **REO CERTIFIED** MANAGEMENT SERVICES PROVIDED BY NATIONWIDE COST RECOVERY SERVICES



NCRS FORECLOSURE SERVICES

FORECLOSURE DATA , RESEARCH and TRACKING

Build Database n Notices

Registration Invoicing, Receipting

Inspections Notice n Orders

Inspections, Monitoring, Refer to Code

Real Estate Data Monitoring and Data Validation

FORECLOSURE PROGRAM DIRECT BENEFITS TO THE COMMUNITY

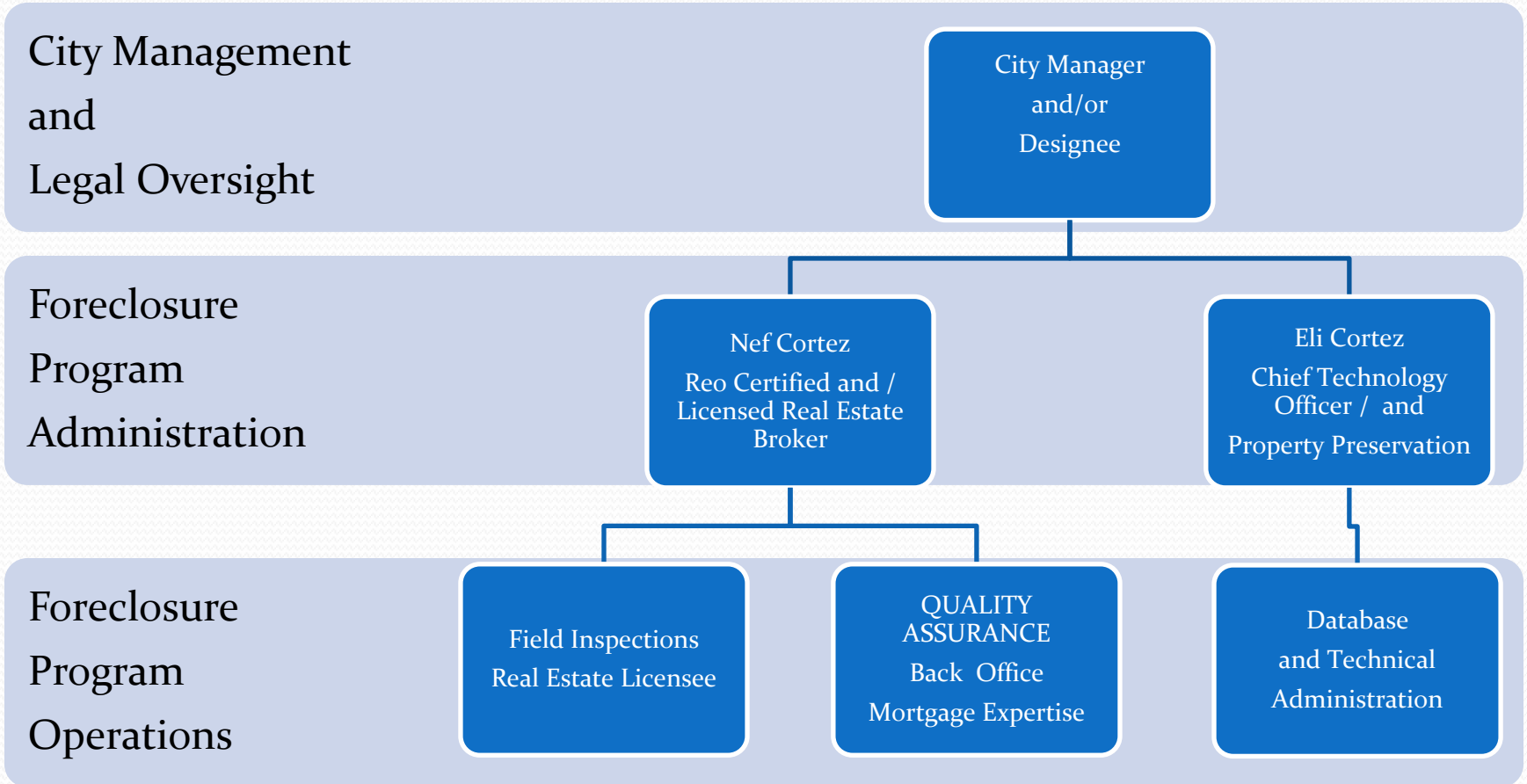
- ❑ Minimize Blight caused by Properties in Foreclosure by holding Banks accountable to maintain their properties
- ❑ Residents (Owners and Tenants) will be referred to free County, State, and Federal legal services for one on one legal foreclosure assistance and guidance
- ❑ Assure zero net cost to General Fund by contracting specialist to implement and administrate the program-\$0 monetary risk to the City.
- ❑ Generate Revenue from Bank Registration to pay for 100% of cost of program



Foreclosure Program Administration

Organizational Structure and Services

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REO LICENSED AND CERTIFIED NCRS FORECLOSURE SERVICES

NCRS TEAM

- SPECIALIZED FORECLOSURE EXPERTISE
- BANK COST RECOVERY EXPERTISE
- REAL ESTATE OR MORTGAGE LICENSES
- DIRECT ACCESS TO BANKS AT CORPORATE LEVEL
- ABSORB CHALLENGE OF STAFFING UP AND STAFFING DOWN



CERTIFIED REO FORECLOSURE EXPERTISE AND DATABASE RESEARCH ARE KEY TO SUCCESSFULLY MANAGING THE BANKS

Quality oversight, continuous monitoring and progressive actions and orders to banks to comply on foreclosure properties will dramatically improve prevention of blight and help sustain property values in Moreno Valley

- ❑ Bank executives will be engaged to streamline their own registration processes and negotiate cost recovery.
- ❑ Banks will be noticed and ordered to comply and accelerate property preservation to city standards
- ❑ The foreclosure program , code enforcement, and building and safety will join forces to make banks comply with the City Ordinance



Why us? We have the proven and Specific REO Expertise as Required

- Neftali Cortez: Licensed since 1976. Real Estate Broker for 28 years, Bank Owned and Distressed Property Specialty for 16 years
 - Certified REO expert
 - Certified Distressed Property Expert
 - Preferred REO Broker Bank Of America
 - Preferred REO Broker Wells Fargo
- (Only 5,000 across the United States out of 2,000,000 licensed real estate agents)

Specific Technology Property preservation Expertise

- Eli Cortez has 30 years experience in the Technology field and has worked to develop Our sole and proprietary technology solution to automate this Municipal foreclosure management process.
- Served as Chief Information Officer for the State of California 1999-2003.
- Served as Chief Information Officer for the County of San Bernardino 1997-1999.
- Served as IT Director for LAUSD from 1992-1997.

Economies of Scale and Expertise

- Our High level contacts at all the Banks increases compliance. Relationships with the Banks developed over years cannot be replaced without investing the knowledge, time, energy, and experience.
- Efficiencies achievable only through the use of our proprietary technology and field experience can be utilized from day one by our personnel vs. single management by City to cover foreclosure issues.
- We support the direction and approval of the program with the recommendation to engage our services.

Cost Analysis of Managed Solution

- Our Managed Solution:
 - : \$0 cost to the City General Fund or its Residents for vendor implementation of turnkey operation
 - : \$0 cost to the City General Fund for field services and inspections, Database and field technology management, REO program management , negotiations and collections.
 - : \$0 cost to the City General Fund for ongoing maintenance and follow-up of the program by vendor
 - : \$0 cost to the City General Fund to utilize technology for management and oversight.
 - : 50% of revenues for cost recovery
 - : No cost to ramp down when the foreclosure challenge goes away.

Thank you !!!

- Nationwide Cost Recovery Services

- Nef Cortez (909) 762-8135

- nef.ncrs@gmail.com

- Eli Cortez (909) 800-8918

- eli.ncrs@gmail.com

- Rev 2012-12-06

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