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**PLANNING COMMISSIONERS**

MELI VAN NATTA  
Chair

VACANT  
Vice-Chair

RAY L. BAKER  
Commissioner



JEFFREY GIBA  
Commissioner

CARLOS RAMIREZ  
Commissioner

BRIAN LOWELL  
Commissioner

JEFFREY SIMS  
Commissioner

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**NOTICE AND CALL OF  
A SPECIAL MEETING  
OF THE PLANNING COMMISSION**

**September 26, 2013 – 6:30 P.M.**

**NOTICE IS HEREBY GIVEN** that a Special Meeting of the Planning Commission of the City of Moreno Valley will be held on Thursday, September 26, 2013, commencing at 6:30 p.m., in the City Hall Council Chamber, City Hall, located at 14177 Frederick Street, Moreno Valley, California.

Said special meeting shall be for the purpose of discussing:

**SPECIAL ORDER OF BUSINESS**

1. SIRE System Timer Training

**ADJOURNMENT**

***The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.***

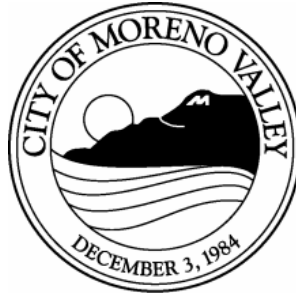
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# **PLANNING COMMISSION AGENDA**

**September 26, 2013**

**PLANNING COMMISSION MEETING – 7:00 P.M.**

**CITY OF MORENO VALLEY  
City Hall Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92553**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE  
MEETING**

**(ON DISPLAY AT THE REAR OF THE ROOM)**

**COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS  
NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT  
MATTER JURISDICTION OF THE COMMISSION**

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

## NON-PUBLIC HEARING ITEMS

## PUBLIC HEARING ITEMS

1. Case Description: P10-088 Amended Conditional Use Permit  
Applicant: ATM General Construction  
Owner: Southeastern California Conference Seventh Day Adventist  
Representative: Ben Toailoa  
Location: 25873 Alessandro Boulevard  
Proposal: An Amended Conditional Use Permit for the addition of a 7,725 square foot multi-purpose building to be constructed adjacent to the existing building. The project is within the Office Commercial zone.  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2013-24 and thereby:

1. **RECOGNIZE** that P10-088 (Amended Conditional Use Permit) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** P10-088 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

2. Case Description: P12-051 Master Site Plan  
PA13-0002 Tentative Parcel Map 36522  
Applicant: Lord Architecture Inc  
Owner: Diocese of San Bernardino  
Representative: Bennett Lord  
Location: SEC Perris Boulevard and Cottonwood Avenue  
Proposal: A Tentative Tract Map 36522 to merge the existing parcels into one parcel and a Master Site Plan for the existing and future church site.  
Case Planner: Julia Descoteaux

**Recommendation:** **APPROVE** Resolution No. 2013-21 and thereby:

1. **ADOPT** a Negative Declaration for PA13-0002 (Tentative Parcel Map 36522) and P12-051 (Master Site Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA13-0002 (Tentative Parcel Map 36522) and P12-051 (Master Site Plan) subject to the attached conditions of approval included as Exhibits A.

3. Case Description: PA13-0027 (2014-2021 Housing Element Update)  
 Applicant: City of Moreno Valley  
 Representative: Community & Economic Development Department - Planning Division  
 Location: Citywide  
 Proposal: A public forum to obtain input from the Community and for the Planning Commission to consider and comment on the 2014-2021 City of Moreno Valley Draft Housing Element Update.  
 Case Planner: Claudia Manrique

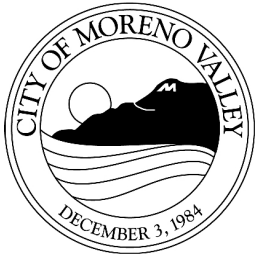
**OTHER BUSINESS**

1. Election of Vice-Chair

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**



## PLANNING COMMISSION STAFF REPORT

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Case: P10-088 - Amended Conditional Use Permit

Date: September 26, 2013

Applicant: ATM General Construction

Representative: Ben Toailoa

Location: 25873 Alessandro Boulevard

Proposal: An Amended Conditional Use Permit for the addition of a 7,725 square foot multi-purpose building to be constructed adjacent to the existing building. The project is within the Office Commercial zone.

Recommendation: Approval

### SUMMARY

The applicant, ATM General Construction has submitted an Amended Conditional Use Permit for the addition of a 7,725 square foot multi-purpose building. The project is in the Office Commercial zone.

## **PROJECT DESCRIPTION**

### **Project**

The project includes a 7,725 square foot multi-purpose building. The new building will be attached to the existing building on the south side and will include elevations to match the newly renovated building.

### **Site/ Surrounding Area**

The project site is located at 25873 Alessandro Blvd. The site is currently developed with a church and associated parking.

Surrounding the site to the north is vacant land, a single family subdivision zoned (R5) Single Family Residential, and (NC) Neighborhood Commercial. To the east is vacant land zoned (OC) Office Commercial, to the west is vacant land zoned (R15) Multifamily Residential, and to the south is a single family subdivision zoned (RS10) Single Family Residential.

### **Access/Parking**

The church will use the existing driveway entrance on the north side of the property on Alessandro Boulevard. The extended driveway and the new paved parking spaces in the rear of the property were approved with P09-094 and are under construction.

### **Design**

The project is designed to match the existing building in color materials.

## **REVIEW PROCESS**

This project was submitted on October 27, 2010. The project was reviewed by staff and all comments have been addressed to the satisfaction of staff as well as the applicant. The project was delayed several times per the applicant's request.

## **ENVIRONMENTAL**

Based on the location and small scale of the project, no specific studies were required for the proposed project. The Amended Conditional Use Permit would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332, Class 32 exemption for In-Fill Development.

## **NOTIFICATION**

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

**STAFF RECOMMENDATION**

That the Planning Commission **APPROVE** Resolution No. 2013-24 and thereby:

1. **RECOGNIZE** that P10-088 (Amended Conditional Use Permit) qualifies as an exemption in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects); and,
2. **APPROVE** P10-088 (Amended Conditional Use Permit) subject to the attached conditions of approval included as Exhibit A.

Prepared by:

Approved by:

Julia Descoteaux  
Associate Planner

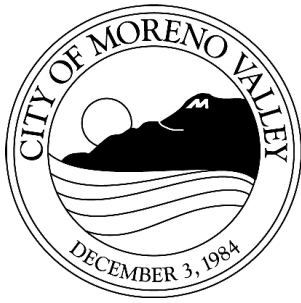
Chris Ormsby, AICP  
Interim Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2013-24 with Conditions of Approval
3. Project Plans
4. Zoning Map
5. Ortho Map

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# Notice of PUBLIC HEARING

**This may affect your property. Please read.**

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

**CASE:** P10-088 (Amended Conditional Use Permit)

**APPLICANT:** ATM General Construction

**OWNER:** Southeastern California Conference  
Seventh Day Adventist

**REPRESENTATIVE:** Ben Toailoa

**LOCATION:** 25873 Alessandro Boulevard  
(APN: 484-030-015)

**PROPOSAL:** An Amended Conditional Use Permit for the addition of a 7,725 square foot multi-purpose building to be constructed adjacent to the existing building. The project is within the Office Commercial zone.

**ENVIRONMENTAL DETERMINATION:** The Amended Conditional Use Permit would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332, Class 32 exemption for In-Fill Development.

**COUNCIL DISTRICT:** 1

**STAFF RECOMMENDATION:** Approval

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 1:30 p.m. on every 2<sup>nd</sup> and 4<sup>th</sup> Friday), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



**LOCATION N Ø**

## **PLANNING COMMISSION HEARING**

City Council Chamber, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE AND TIME:** September 26, 2013 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

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RESOLUTION NO. 2013-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING P10-088, AN AMENDED CONDITIONAL USE PERMIT TO CONSTRUCT A 7,725 SQUARE FOOT MULTIPURPOSE BUILDING LOCATED AT 25873 ALESSANDRO BOULEVARD (484-030-015)

**WHEREAS**, the applicant, ATM General Construction, filed an application for the approval of P10-088, an Amended Conditional Use Permit as described in the title of this Resolution.

**WHEREAS**, on September 26, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

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

**WHEREAS**, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on September 26, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

**FACT:** The proposed use is consistent with the General Plan and the City's Municipal Code Office Commercial (OC) zoning designation. As designed and conditioned, the proposed

multipurpose building is compatible with the General Plan, existing structures and future developments, which may occur within the immediate area.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

**FACT:** As designed and conditioned the proposed amended conditional use permit is in compliance with the Office Commercial zoning standards. Any future expansion of the site will require separate review and approval and will be subject to the standards of the underlying zone.

3. **Health, Safety and Welfare** – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The proposed project and use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The project would be exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15332 (In-Fill Development Projects).

4. **Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The location and design of this proposal is consistent with the existing church facility.

### **C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

1. Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development impact fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

**2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for P10-088, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

**3.** The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which you have been given a notice similar to this nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-24 approving P10-088, an Amended Conditional Use Permit subject to the attached Conditions of Approval (Exhibit A).

APPROVED this 26<sup>th</sup> day of September 2013.

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Meli Van Natta  
Chair, Planning Commission

ATTEST:

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John C. Terell, Community & Economic Development Director  
Secretary to the Planning Commission

APPROVED AS TO FORM:

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City Attorney

Attached: Conditions of Approval

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
P10-088 CONDITIONAL USE PERMIT  
APN: 484-030-015**

**APPROVAL DATE:**  
**EXPIRATION DATE:**

**September 26, 2013  
September 26, 2016**

- X **Planning (P), including School District (S), Building (B)**
- X **Fire Prevention Bureau (F)**
- X **Public Works, Land Development (LD)**
- X **Financial & Administrative Services, Special Districts (SD)**
- X **Public Works – Transportation Engineering (TE)**

**Note: All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.**

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**Planning Division**

**For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.**

**GENERAL CONDITIONS**

- P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)
- P3. The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use

**EXHIBIT A**

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**Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):**

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

**Governing Document (see abbreviation at the end of the affected condition):**

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Map Act	

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-088 AMENDED CONDITIONAL USE PERMIT  
PAGE 2**

of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)

- P4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P6. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P7. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

**Special Conditions**

- P8. **The site has been approved for a 7,725 square foot multi-purpose building to be located adjacent (south of) the existing church facility. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit.**
- P9. **The church will be utilizing the proposed multi-purpose building as offices, meeting rooms and classrooms. This use is in conjunction with the church and does not to include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools).**
- P10. **Church services and assembly meetings may be held in only one building at a time to ensure adequate parking.**

**Prior to Issuance of Grading Permits**

- P11. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the



**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-088 AMENDED CONDITIONAL USE PERMIT  
PAGE 3**

find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, **no further disturbance shall occur until the County Coroner has made necessary findings as to origin.** If the **County Coroner** determines that the remains are potentially Native American, the California Native American Heritage Commission **shall be contacted within a reasonable timeframe to identify the "most likely descendant."** The **"most likely descendant"** shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

- P12. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.

**PRIOR TO CERTIFICATE OF OCCUPANCY**

- P50. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- P51. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
- P52. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, the entire site landscaping and irrigation shall be installed and inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project(s) landscape plans and all site clean-up shall be completed.

**Building and Safety Division**

- B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building and Safety Division as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P10-088 AMENDED CONDITIONAL USE PERMIT  
PAGE 4**

**COMMERCIAL, INDUSTRIAL, MULTI-FAMILY PROJECTS INCLUDING CONDOMINIUMS, TOWNHOMES, DUPLEXES AND TRIPLEX BUILDINGS REQUIRE THE FOLLOWING.**

- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.
- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

**SCHOOL DISTRICT**

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Case No: P10-088  
APN: 484-030-015  
DATE: 08/29/13

**FIRE PREVENTION BUREAU**

**1. The following Standard Conditions shall apply.**

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 1625 GPM for 3 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 508.3, Appendix B and MVMC 8.36.100 Section D) . **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2" ) shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 508.5.7 & MVMC 8.36.050 Section O and 8.36.100 Section E)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)

- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1.1 and MVMC 8.36.050)
- F8. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4 and MVMC 8.36.050 Section A)
- F9. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3 and MVMC 8.36.050)
- F10. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F11. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
  - a) Be signed by a registered civil engineer or a certified fire protection engineer;
  - b) Contain a Fire Prevention Bureau approval signature block; and
  - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 508.1 and MVMC 8.36.100)

- F12. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 510.1)

- F13. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F14. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.070)
- F16. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. The Knox-Box shall be supervised by the alarm system and all exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F17. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 2701.5)
- F18. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.
- F19. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503.2.7 and MVMC 8.36.050 Section I)
- F20. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and

constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.050)

- F21. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F22. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with Appendix Chapter 1 and MVMC 8.36.100.
- F23. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F24. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 106)
- F25. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 106)
- F26. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 104)
- F27. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved

shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.7)

- F28. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Appendix Chapter 1)
- F29. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)

**CITY OF MORENO VALLEY  
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION  
CONDITIONS OF APPROVAL  
P10-088 – Amended Conditional Use Permit  
APN 484-030-015**

**Note:** All Special Conditions are in **Bold** lettering and follow the standard conditions.

**PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION**

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the amended conditional use permit correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is



unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD8. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the

approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.

- LD9. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.
- LD10. (G) Upon approval of the amended conditional use permit by the Planning Commission, the Developer shall submit the approved tentative tract map or plot plan on compact disk in (.dxf) digital format to the Land Development Division of the Public Works Department.

Prior to Grading Plan Approval or Grading Permit

- LD11. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD12. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
  - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
  - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
  - d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
  - e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD13. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water

quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.

- LD14. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD15. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.
- LD16. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fee.
- LD17. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD18. (GP) Prior to issuance of a grading permit, if the project does not involve the subdivision of land and if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer.
- LD19. (GP) Prior to issuance of a grading permit, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
  - b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
  - c. The vendor(s) that the applicant proposes to use to haul the materials.
  - d. Facility(s) the materials will be hauled to, and their expected diversion rates.
  - e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled .

Approval of the WMP requires that at least fifty (50) percent of all clearing, grubbing, and grading debris generated by the project shall be diverted, unless the developer is granted an exemption. Exemptions for diversions of less than fifty (50) percent will be reviewed on a case by case basis. (AB939, MC 8.80)

- LD20. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD21. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.
- LD22. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

#### Prior to Improvement Plan Approval or Construction Permit

- LD23. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD24. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD25. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD26. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD27. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD28. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is

required in an intersection that involves or impacts existing access ramps, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.

- LD29. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD30. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department – Land Development Division. (MC 9.14.110)
- LD31. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)
- LD32. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD33. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.
- LD34. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

#### Prior to Certificate of Occupancy

- LD35. (CO) Prior to issuance of the certificate of occupancy, the developer shall pay all outstanding fees.
- LD36. (CO) Prior to issuance of the certificate of occupancy, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by

the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of permit issuance. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
  - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
  - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to obtain a building permit 90 days prior to the City's issuance of a building permit and the financial option selected. (California Government Code & Municipal Code)

LD37. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD38. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.

LD39. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
- b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
- c. City-owned utilities.
- d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.

- e. Under grounding of existing and proposed utility lines less than 115,000 volts.
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD40. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD41. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

Prior to Acceptance of Streets into the City Maintained Road System

- LD42. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to acceptance of the entire tract street(s) into the City maintained road system at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

**SPECIAL CONDITIONS**

- LD43. (GP) Prior to grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary on-site and off-site drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements.**
- LD44. (GP) Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.**
- LD45. (GP) Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall. Ramps, curb openings and travel paths shall all conform to**

current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. ([www.usdoj.gov](http://www.usdoj.gov)).

**LD46. (CO)** Prior to occupancy, the applicant shall submit to the City for review and approval the following right-of-way dedications made via separate instrument:

- a. An additional 7 feet of right-of-way on the south side of Alessandro Boulevard along project frontage.
- b. An additional 20 feet of right-of-way on the north side of Copper Cove Lane along project frontage.
- c. An additional 4 feet of right-of-way to accommodate pedestrian access around the proposed driveway approaches on Alessandro Boulevard and Copper Cove Lane in accordance with City Standard No. 118C.

**LD47. (CO)** Prior to occupancy, the applicant shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy or as otherwise determined by the City Engineer.

- a. Alessandro Boulevard, Divided Major Arterial, City Standard 101A (134' RW / 110' CC) existing improvements shall be inspected by a Public Works Inspector. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements that do not meet current City standards. The driveway approach shall be constructed per City Standard No. 118C. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
- b. Copper Cove Lane, General Local Street, City Standard 108A (60' RW / 40' CC) shall be constructed to include remaining improvements along project frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approach, street light, undersidewalk drain, and any necessary offsite improvement transition/joins to existing.

**LD48. (CO)** Prior to occupancy, the future building pad shall meet the pad elevation per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.



**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Case No: P10-088 (Amended CUP for the addition of a multipurpose building)  
APN: 484-030-015  
09.18.13 Revised**

**FINANCIAL & MANAGEMENT SERVICES DEPARTMENT**

**Special Districts Division**

**Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering.** All other conditions are standard to all or most development projects.

**Acknowledgement of Conditions**

The following items are Special Districts' Conditions of Approval for project **P10-088**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing [specialdistricts@moval.org](mailto:specialdistricts@moval.org).

**General Conditions**

- SD-1     The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services), C (Arterial Street Lighting), and M (Commercial, Industrial, and/or Multifamily Improved Median Maintenance). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C and shall be subject to an annual parcel charge for Zone M for operations and capital improvements.
  
- SD-2     Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.
  
- SD-3     Street light Authorization forms, for all street lights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to street light installation. The Street light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

**Prior to Building Permit Issuance**

- SD-4 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)
- SD-5 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)
- SD-6 (BP) Prior to the issuance of the first building permit for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) street lights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of street lights to be accepted into the CSD Zone B and/or Zone C programs. Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee.



**Public Works  
Transportation Engineering Division**

**MEMORANDUM**

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To: Julia Descoteaux, Associate Planner  
From: Michael Lloyd, Senior Engineer  
Date: February 11, 2013  
Subject: **Conditions of Approval for P10-088** – Amended CUP to add building to existing facility at 25873 Alessandro Boulevard.

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Attached are the Transportation Engineering Conditions of approval for the subject project.

**CITY OF MORENO VALLEY**  
**CONDITIONS OF APPROVAL**  
**P10-088**

Amended CUP to add building to existing facility at 25873 Alessandro Boulevard.

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects.

**Transportation Engineering Division – Conditions of Approval**

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

**GENERAL CONDITIONS**

- TE1. Conditions of approval may be modified if project is phased or altered from any approved plans.
- TE2. Copper Cove Lane is classified as a Modified Local Street (60'RW/36'CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City's standards for this facility.**

**PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT**

- TE3. Sight distance at driveways and on streets shall conform to City of Moreno Valley Standard No. 125A, B, C at the time of preparation of final grading, landscape, and street improvements.
- TE4. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets.
- TE5. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, Registered Civil or Traffic engineer may be required.
- TE6. The Copper Cove Lane driveway shall conform to Table 9.11.080-14 of the City's Development Code - Design Guidelines, and City Standard Plan No. 118C. The driveway shall be gated for emergency access only.**

**PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL**

- TE7. (CO) Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans.

**PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM**

TE8. Prior to the acceptance of streets into the City-maintained road system, all approved traffic control and signing and striping shall be installed per current City Standards and the approved plans.

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NEW MULTIPURPOSE HALL FOR MORENO HILLS SDA CHURCH

PROJECT DATA

A.P.N.: 484-030-015  
 ZONING: OC (OFFICE COMMERCIAL)  
 OWNER / APPLICANT: PASTOR ABEL CORDERO  
 18261 SAN JACINTO CT  
 FONTANA, CA 92336  
 DESIGNER: FDC & ASSOCIATES  
 1947 NORTH "E" STREET  
 SAN BERNARDINO, CA 92405  
 PHONE NO.: (909) 881-6542  
 LEGAL DESCRIPTION: THAT PORTION OF LOT 2 IN BLOCK 121, AS SHOWN BY MAP No. 1, OF THE BEAR VALLEY AND ALLESANDRO DEVELOPMENT COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF ALLESANDRO BLVD., 120 FEET IN WIDTH; THENCE WESTERLY ON THE SOUTHERLY LINE OF ALLESANDRO BLVD. TO THE EASTERLY LINE OF THE LAND CONVEYED TO W.M. BRIZENDINE BY DEED RECORDED AUGUST 31, 1939 IN BOOK 429 PAGE 547 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO W.M. BRIZENDINE TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO WILLEY FRAHM BY DEED RECORDED AUGUST 31, 1939 IN BOOK 429 PAGE 551 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED FRAHM TO THE EASTERLY LINE OF SAID LOT 2 THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.  
 CITY: MORENO VALLEY  
 COUNTY: RIVERSIDE  
 STATE: CALIFORNIA  
 CONSTRUCTION TYPE: TYPE V-B  
 OCCUPANCY GROUP: A3  
 APPLICABLE CODES: 2007 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2  
 2007 CALIFORNIA PLUMBING CODE  
 2007 CALIFORNIA ELECTRICAL CODE  
 2007 CALIFORNIA MECHANICAL CODE  
 2007 CALIFORNIA EXISTING BUILDING CODE  
 2007 CALIFORNIA FIRE CODE  
 2007 CALIFORNIA ENERGY CODE

SHEET INDEX

A-1. SITE PLAN	M001. SYMBOLS, LEGENDS AND ABBREV.
A-2. DEMOLITION PLAN	M002. TITLE 24
A-3. FLOOR PLAN	M003. TITLE 24
A-4. EXISTING ELEVATIONS	M004. MECHANICAL DETAILS
A-5. NEW ELEVATIONS	M005. MECHANICAL DETAILS
A-6. ROOF PLAN	M101. MECHANICAL EQUIPMENT SCHEDULES
A-7. INTERIOR ELEVATIONS AND SECTIONS	M201. MECHANICAL DEMOLITION PLAN
	M301. MECHANICAL FLOOR PLAN
S01. FOUNDATION PLAN	P001. SYMBOLS, LEGENDS AND ABBREV.
S02. FOUNDATION STRUCTURAL DETAILS	P002. PLUMBING DETAILS
S03. STRUCTURAL NOTES	P101. PLUMBING EQUIPMENT SCHEDULES
S04. FRAMING PLAN	P201. WASTE AND VENT PLAN
S05. FRAMING STRUCTURAL DETAILS	P301. HOT AND COLD WATER AND GAS LINES
S06. HARDY FRAME DETAILS	E001. SYMBOL LIST, ELECTRICAL NOTES
S07. HARDY FRAME DETAILS	E002. T-24 CALCULATIONS
S08. HARDY FRAME DETAILS	E101. LIGHTING FIXTURE SCHEDULE
	E201. LIGHTING PLAN
	E301. POWER PLAN

APPLICANT / DEVELOPER:  
 PASTOR ABEL CORDERO  
 18261 SAN JACINTO CT  
 FONTANA, CA 92336

PROJECT ADDRESS:  
 25873 ALESSANDRO BLVD  
 MORENO VALLEY, CA 92388

NO.	DATE	APPROVED BY	REVISION

FDC & ASSOCIATES CORP.  
 1947 NORTH "E" STREET  
 SAN BERNARDINO, CA 92405  
 TEL: (909) 881-6542  
 FAX: (909) 881-6400

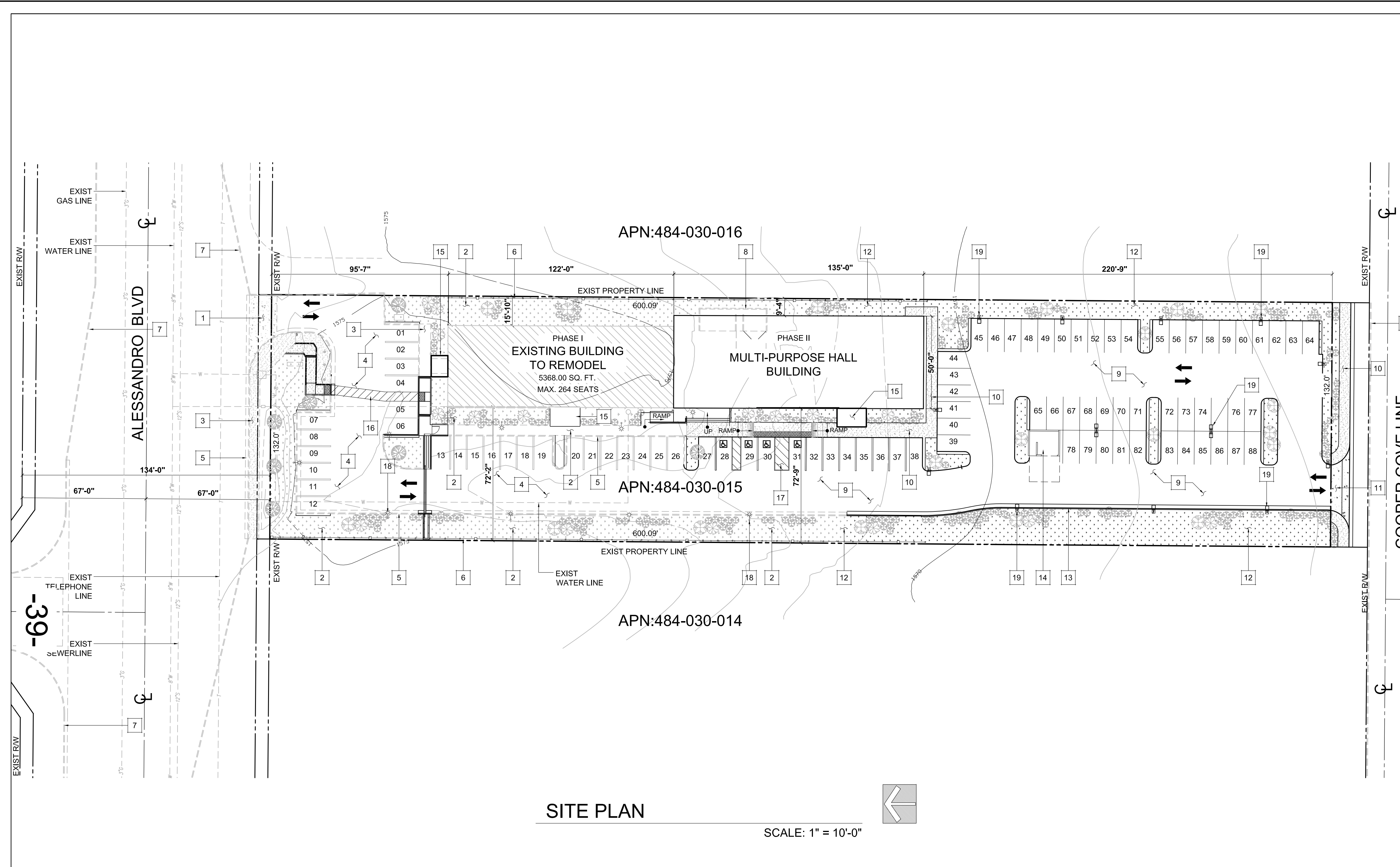


HECTOR M. MORENO R.C.E.  
 EXP. 06/30/10

DATE: \_\_\_\_\_

SHEET NO: **A-1**

reference: \_\_\_\_\_



SITE PLAN  
 SCALE: 1" = 10'-0"

BUILDING SUMMARY

AREA COMPUTATION:		PARKING CALCULATION:	
EXISTING BUILDING:	5,368.00 SQ. FT.	ONE PARKING SPACE FOR EVERY 3 FIXED SEATS.	
EXISTING PARKING LOT:	12,814.65 SQ. FT.	264 SEATS / 3= 88 SPACES	
EXISTING SIDEWALK:	2,756.39 SQ. FT.		
EXISTING LANDSCAPE:	8,195.14 SQ. FT.		
NEW ENTRANCE PORCH:	975.00 SQ. FT.		
NEW MULTIPURPOSE BUILDING:	4,500.00 SQ. FT.		
NEW FOYER:	2,250.00 SQ. FT.		
NEW PARKING LOT:	26,708.28 SQ. FT.		
NEW SIDEWALK:	1,748.07 SQ. FT.		
NEW LANDSCAPE:	13,205.75 SQ. FT.		
TOTAL COVERED AREA:	12,118.00 SQ. FT.		
LOT AREA:	78,408.00 SQ. FT.		
TOTAL COVERED AREA PERCENTAGE:	15.45 %		

KEY NOTES

- |  |   |
|--|---|
| 1 EXISTING DRIVEWAY                      | 14 NEW TRASH ENCLOSURE                    |
| 2 EXISTING LANDSCAPING AREA              | 15 NEW PORCH                              |
| 3 EXISTING SIDEWALK                      | 16 NEW PATH OF TRAVEL                     |
| 4 EXISTING PARKING AREA                  | 17 NEW HANDICAP PARKING                   |
| 5 EXISTING CURB AND GUTTER               | 18 EXISTING POLE MOUNTED LIGHTING FIXTURE |
| 6 EXISTING CHAIN LINK FENCE              | 19 NEW POLE MOUNTED LIGHTING FIXTURE      |
| 7 EXISTING CURB                          |   |
| 8 EXISTING TRASH ENCLOSURE TO BE REMOVED |   |
| 9 NEW PARKING AREA                       |   |
| 10 NEW SIDEWALK                          |   |
| 11 NEW DRIVEWAY                          |   |
| 12 NEW LANDSCAPE                         |   |
| 13 NEW CURB AND GUTTER                   |   |

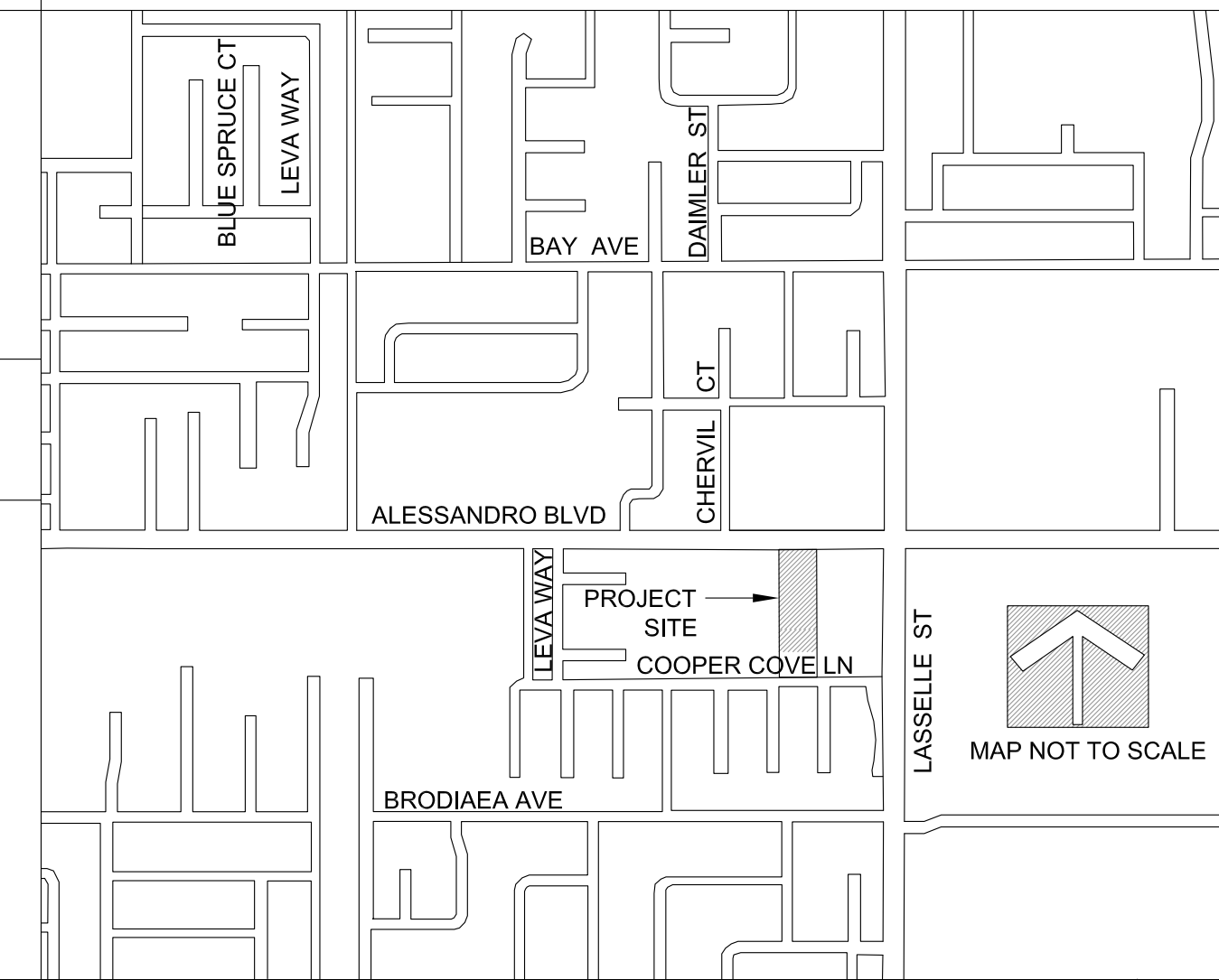
SCOPE OF WORK

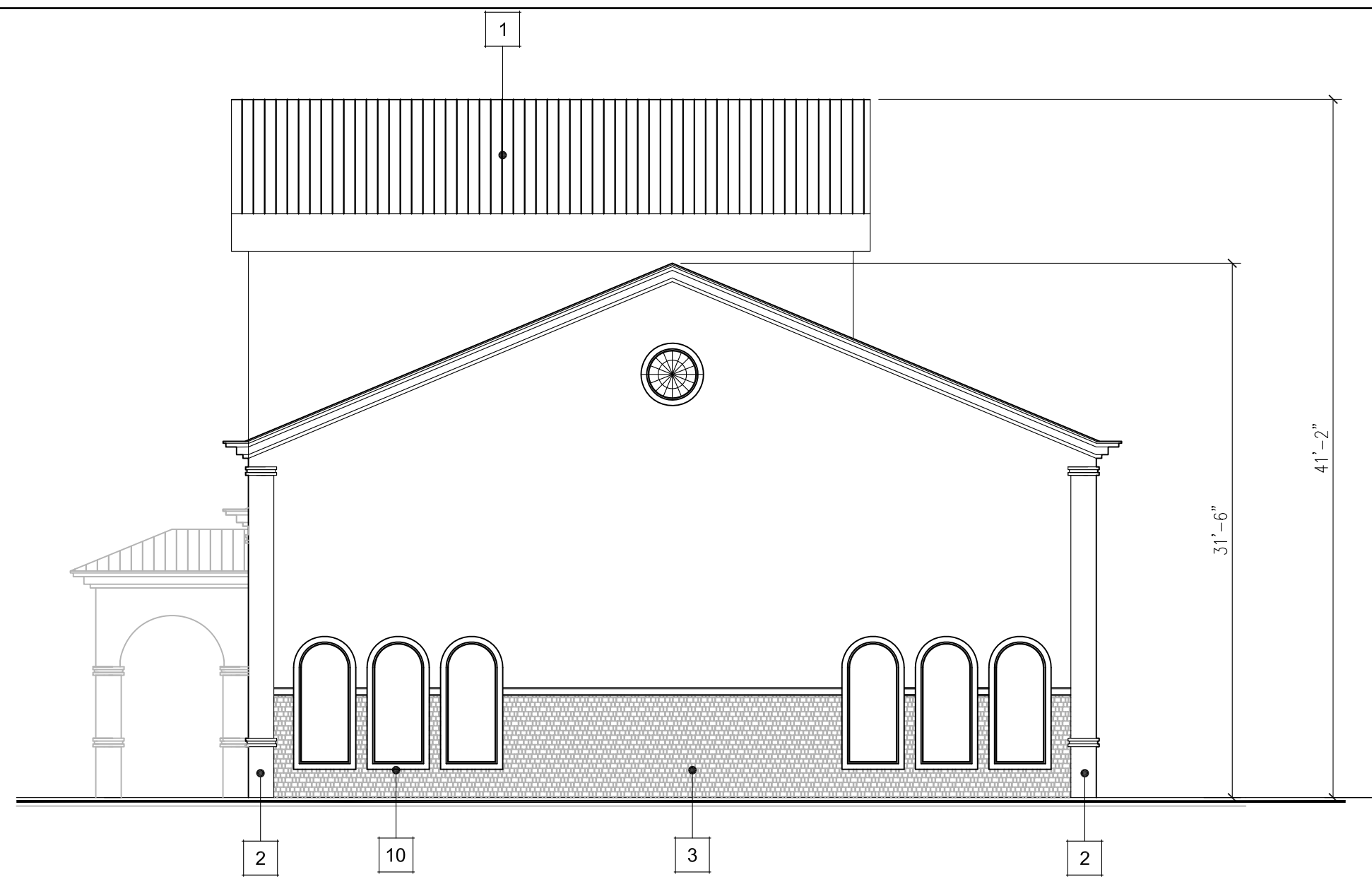
PHASE I:  
 TENANT IMPROVEMENTS FOR THE CONVERSION OF AN EXISTING OFFICE BUILDING TO A CHURCH SANCTUARY (APPROXIMATE SQUARE FOOTAGE FOR THE REMODEL IS 5,368 SQ. FT.). THE IMPROVEMENTS WILL ALSO INCLUDE THE EXPANSION OF THE EXISTING PARKING LOT AREA TO ACCOMMODATE FOR THE REMODEL. IN ADDITION, THIS PHASE INCLUDE THE CONSTRUCTION OF THREE NEW PORCHES ATTACHED TO THE NORTH, SOUTH, AND WEST SIDES OF THE EXISTING BUILDING.  
 PHASE II:  
 THE SITE PLAN IS PROPOSING THE CONSTRUCTION OF A MULTIPURPOSE BUILDING OF 4,500 SQ. FT. AS A SECOND PHASE.

LEGEND

	PROPERTY LINE		PROPOSED LANDSCAPE
	EXISTING STREET CENTER LINE		PROPOSED SIDEWALK
	EXISTING LANDSCAPE		
	PROPOSED AC PAVEMENT		

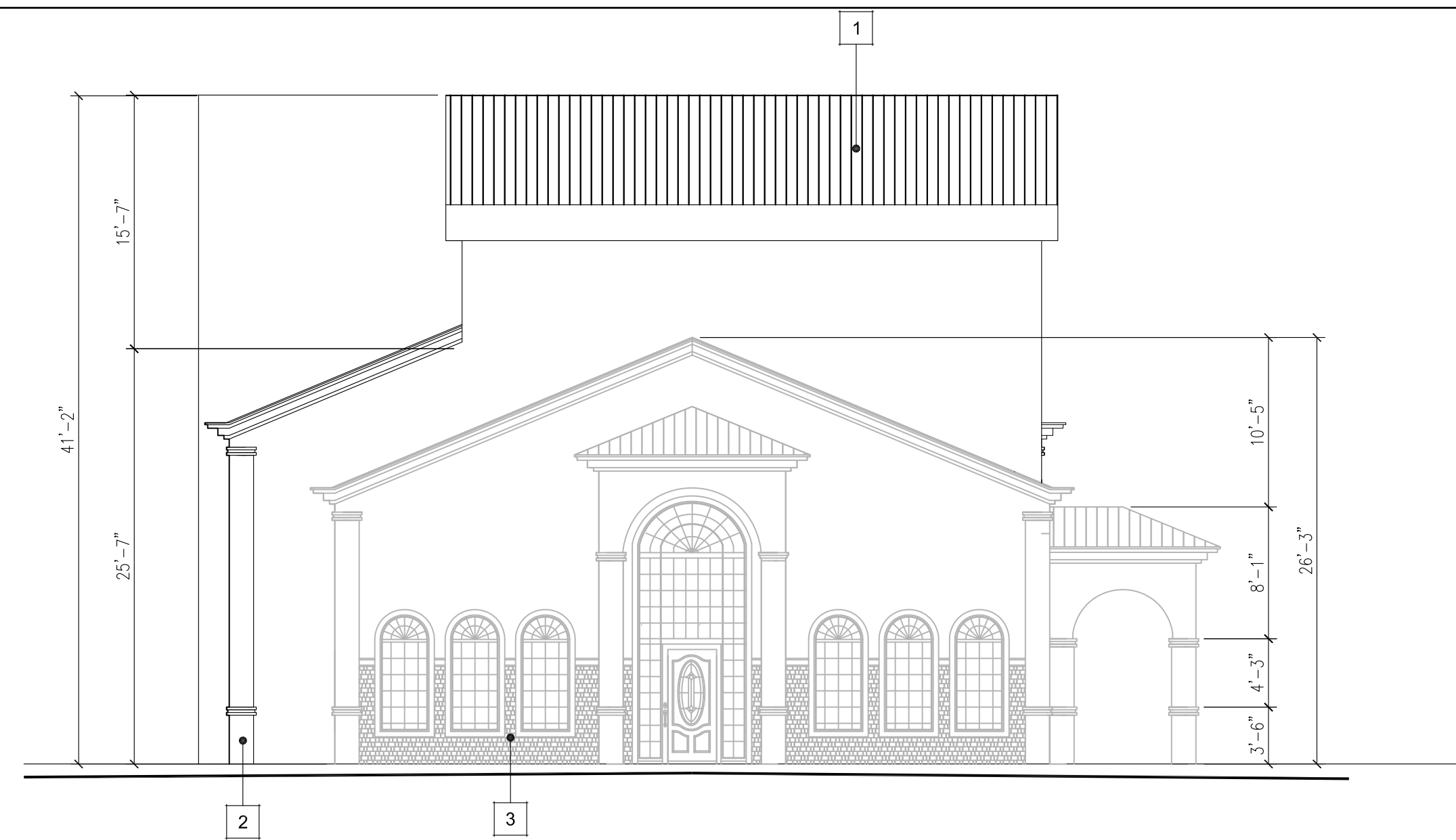
VICINITY MAP





**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



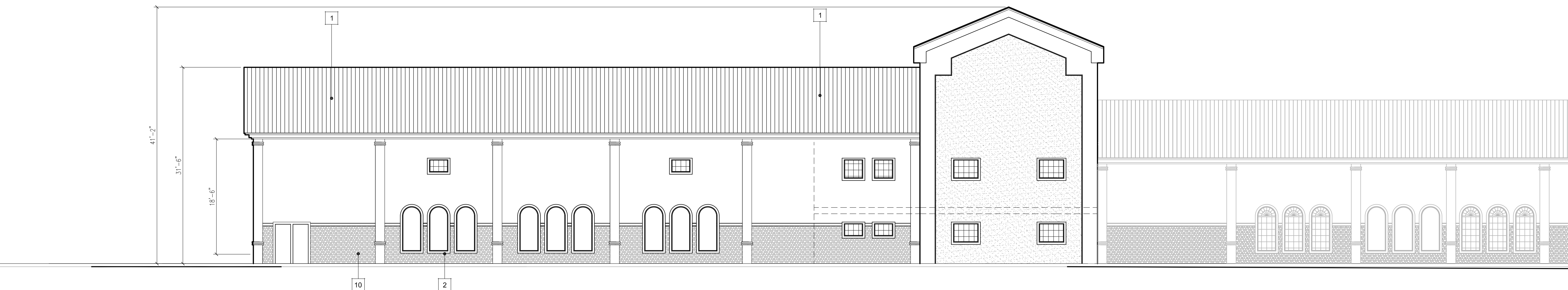
**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"

**NUMBERED KEY NOTES**

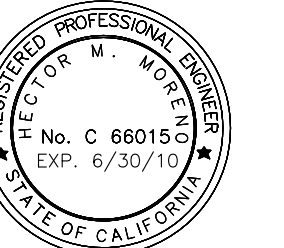
- 1 NEW METAL ROOFING
- 2 NEW MOULDING COLUMN
- 3 NEW DECORATIVE STONE  
LAMPOC OATMEAL WALLSTONE
- 4 NEW STUCCO
- 5 NEW FOAM MOULDING
- 6 NEW COLUMN 18X18
- 7 REPLACE WINDOW
- 8 NEW DOOR W/ARCH FIXED WINDOW
- 9 NEW DOOR
- 10 NEW FOAM MOULDING SIMULATE WINDOW
- 11 NEW ARCH FIXED WINDOW
- 12 NEW GLASS WALL

APPLICANT / DEVELOPER:  
 PASTOR ABEL CORDERO  
 18261 SAN JACINTO CT  
 FONTANA, CA 92336

PROJECT ADDRESS:  
 25873 ALESSANDRO BLVD  
 MORENO VALLEY, CA 92388

NO.	REVISION	APPROVED BY	DATE

FDC & ASSOCIATES CORP.  
 1947 NORTH "E" STREET  
 SAN BERNARDINO, CA 92405  
 TEL: (909) 881-6542  
 FAX: (909) 881-6400



HECTOR M. MORENO R.C.E.  
 EXP. 06/30/10

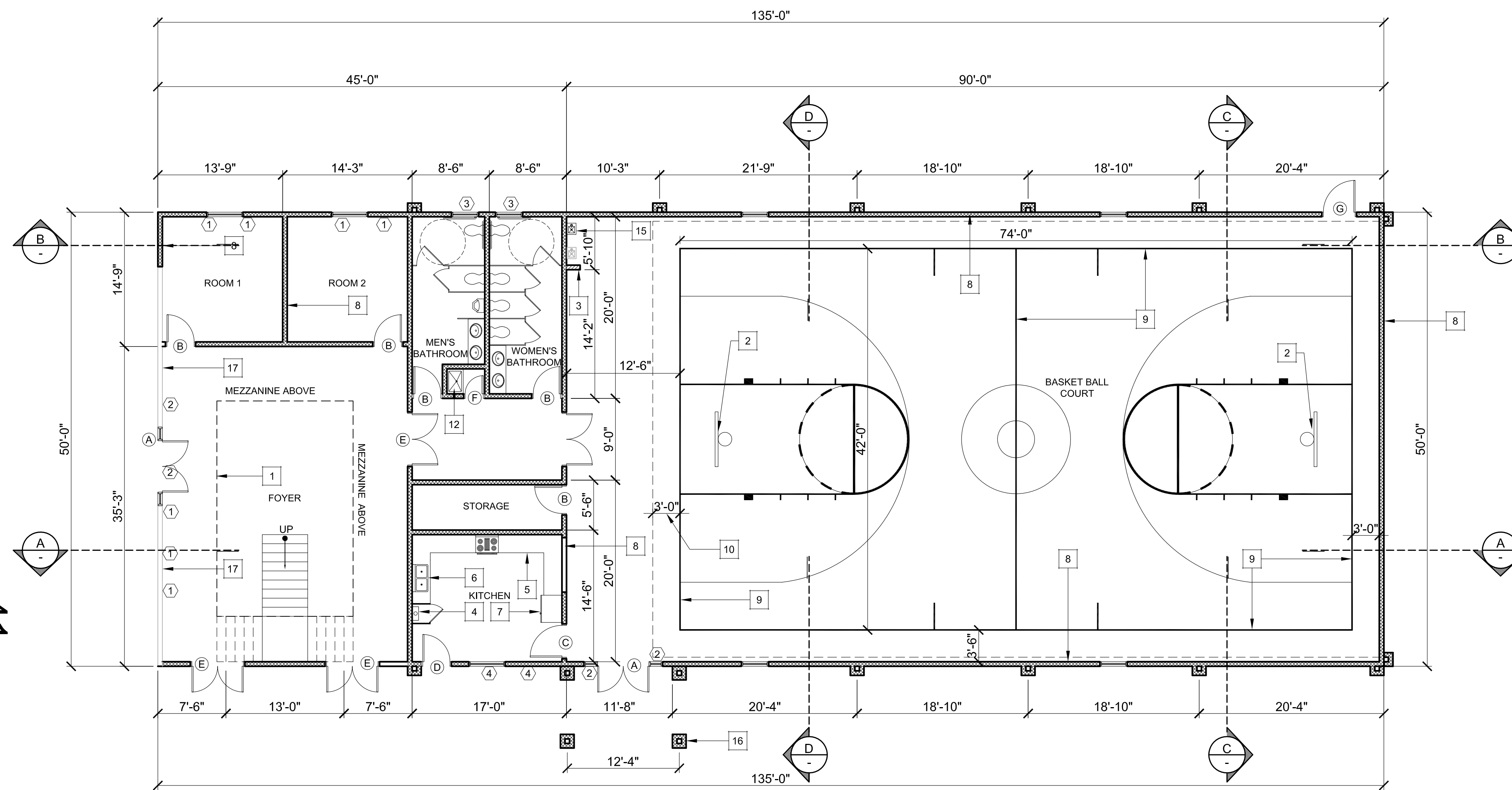
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SHEET NO: \_\_\_\_\_

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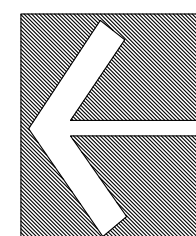


-41-



FIRST FLOOR- MULTIPURPOSE BLDG.

SCALE 1/8"=1'-0"



NUMBERED KEY NOTES

- 1 NEW PROJECTION MEZZANINE ON THE SECOND FLOOR
- 2 NEW BACK BOARD AND BASKET
- 3 NEW LOW WALL ( MAXIMUM HEIGHT=48")
- 4 NEW RHEEM 199 KBTU COMMERCIAL INDOOR TANKLESS WATER HEATER
- 5 NEW KITCHEN CABINETS
- 6 NEW DOUBLE SINK 36" IN TOP
- 7 NEW REFRIGERATOR
- 8 NEW 2X6 STUD WALL
- 9 NEW BASKETBALL COURT DIVISION LINE
- 10 NEW 36" CLEAR AREA (TYPICAL AROUND BASKETBALL COURT)
- 11 NOT IN USE
- 12 NEW CONCRETE SINK 18" IN TOP (JANITOR SINK)
- 13 NEW WOOD HAND RAIL COMBINE WITH IRON
- 14 NEW 10X10 WOOD POST
- 15 NEW DRINKING WATER FOUNTAIN
- 16 NEW 18X18 COLUMN
- 17 EXIST WALL 2x6 @ 16" O.C.

WALL SCHEDULE

- NEW WALL 2x6 @ 16" O.C.
- EXIST WALL 2x6 @ 16" O.C.

DOOR & WINDOW SCHEDULE

DOOR SCHEDULE			
DOOR	SIZE	TYPE.	REMARKS
(A)	6'-0" x 8'-0"	FRENCH DOOR	DOUBLE SWING DOOR W/ TEMP. GLASS
(B)	3'-0" x 6'-8"	H.C. DOOR	SWING
(C)	3'-6" x 6'-8"	H.C. DOOR	SWING DOOR KITCHEN
(D)	3'-0" x 6'-8"	H.C. DOOR	SWING EXTERIOR DOOR
(E)	6'-0" x 6'-8"	FRENCH DOOR	DOUBLE SWING DOOR W/ TEMP. GLASS
(F)	2'-0" x 6'-8"	H.C. DOOR	SWING
(G)	3'-0" x 6'-8"	H.C. DOOR	SINGLE SWING, EXIT DOOR

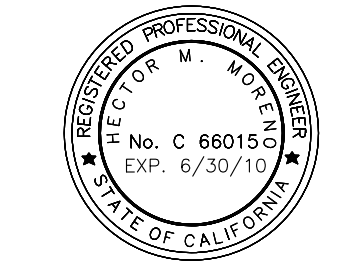
WINDOW SCHEDULE			
WINDOW	SIZE	TYPE.	REMARKS
(1)	3'-0" X 5'-6"	AL. UP/DOWN. WIND. & ARCH FIXED WINDOW	TEMP. GLASS CUSTOM MADE
(2)	1'-0" X 8'-0"	FIXED WINDOW	TEMP. GLASS CUSTOM MADE
(3)	3'-0" X 2'-0"	AL. SLD. WIND.	TEMP. GLASS
(4)	3'-0" X 3'-0"	AL. SLD. WIND.	TEMP. GLASS

APPLICANT / DEVELOPER:  
 PASTOR ABEL CORDERO  
 18261 SAN JACINTO CT  
 FONTANA, CA 92336

PROJECT ADDRESS:  
 25873 ALESSANDRO BLVD  
 MORENO VALLEY, CA 92388

DATE	APPROVED BY	REVISION	NO.

FDC & ASSOCIATES CORP.  
 1947 NORTH "E" STREET  
 SAN BERNARDINO, CA 92405  
 TEL: (909) 881-6542  
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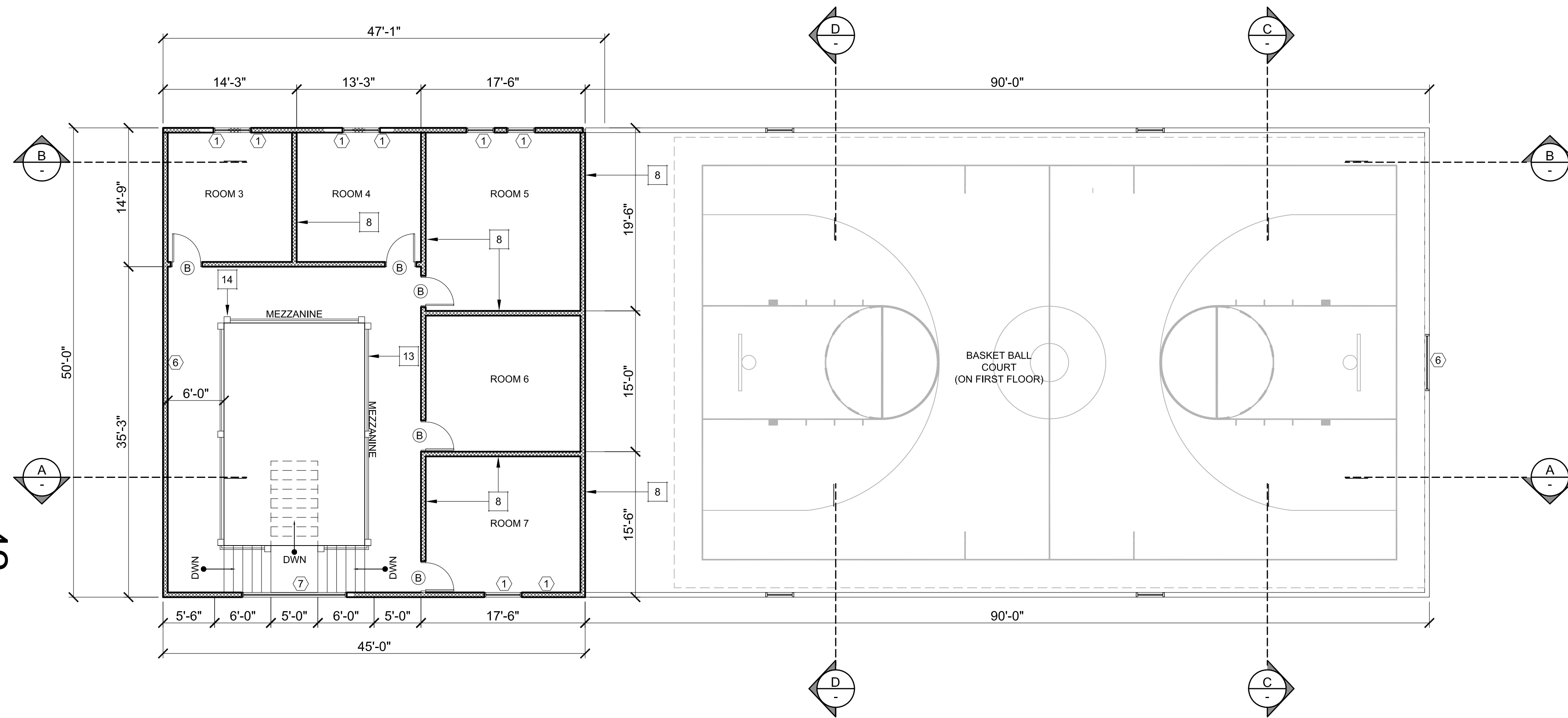


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 EXP. 06/30/10

DATE: \_\_\_\_\_

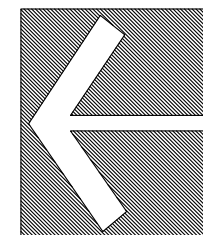
SHEET NO:  
**A-3**

reference:



SECOND FLOOR- MULTIPURPOSE BLDG.

SCALE 1/8"=1'-0"



**NUMBERED KEY NOTES**

- 1 NEW PROJECTION MEZZANINE ON THE SECOND FLOOR
- 2 NEW BACK BOARD AND BASKET
- 3 NEW LOW WALL ( MAXIMUM HEIGHT=48")
- 4 NEW RHEEM 199 KBTU COMMERCIAL INDOOR TANKLESS WATER HEATER
- 5 NEW KITCHEN CABINETS
- 6 NEW DOUBLE SINK 36" IN TOP
- 7 NEW REFRIGERATOR
- 8 NEW 2X6 STUD WALL
- 9 NEW BASKETBALL COURT DIVISION LINE
- 10 NEW 36" CLEAR AREA (TYPICAL AROUND BASKETBALL COURT)
- 11 NOT IN USE
- 12 NEW CONCRETE SINK 18" IN TOP (JANITOR SINK)
- 13 NEW WOOD HAND RAIL COMBINE WITH IRON
- 14 NEW 10X10 WOOD POST
- 15 NEW DRINKING WATER FOUNTAIN
- 16 NEW 18X18 COLUMN
- 17 EXIST WALL 2x6 @ 16" O.C.

**WALL SCHEDULE**

NEW WALL 2x6 @ 16" O.C.

**DOOR & WINDOW SCHEDULE**

DOOR SCHEDULE			
DOOR	SIZE	TYPE.	REMARKS
(A)	6'-0" x 8'-0"	FRENCH DOOR	DOUBLE SWING DOOR W/ TEMP. GLASS
(B)	3'-0" x 6'-8"	H.C. DOOR	SWING
(C)	3'-6" x 6'-8"	H.C. DOOR	SWING DOOR KITCHEN
(D)	3'-0" x 6'-8"	H.C. DOOR	SWING EXTERIOR DOOR
(E)	6'-0" x 6'-8"	FRENCH DOOR	DOUBLE SWING DOOR W/ TEMP. GLASS
(F)	2'-0" x 6'-8"	H.C. DOOR	SWING
(G)	6'-0" x 6'-8"	H.C. DOOR	DOUBLE SWING, EXIT DOOR

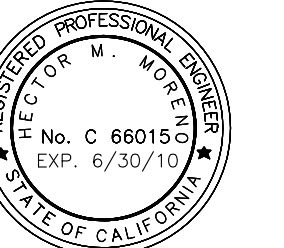
WINDOW SCHEDULE			
WINDOW	SIZE	TYPE.	REMARKS
(1)	3'-0" x 5'-6"	AL. UP/DOWN. WIND. & ARCH FIXED WINDOW	TEMP. GLASS CUSTOM MADE
(2)	1'-0" x 8'-0"	FIXED WINDOW	TEMP. GLASS CUSTOM MADE
(3)	3'-0" x 2'-0"	AL. SLD. WIND.	TEMP. GLASS
(4)	3'-0" x 3'-0"	AL. SLD. WIND.	TEMP. GLASS
(6)	6'-0" x 6'-0"	FIXED WINDOW	TEMP. GLASS CUSTOM MADE
(7)	11'-2" x 6'-0"	FIXED WINDOW	TEMP. GLASS CUSTOM MADE

APPLICANT / DEVELOPER:  
 PASTOR ABEL CORDERO  
 18261 SAN JACINTO CT  
 FONTANA, CA 92336

PROJECT ADDRESS:  
 25873 ALESSANDRO BLVD  
 MORENO VALLEY, CA 92388

DATE	APPROVED BY	REVISION	NO.

FDC & ASSOCIATES CORP.  
 1947 NORTH "E" STREET  
 SAN BERNARDINO, CA 92405  
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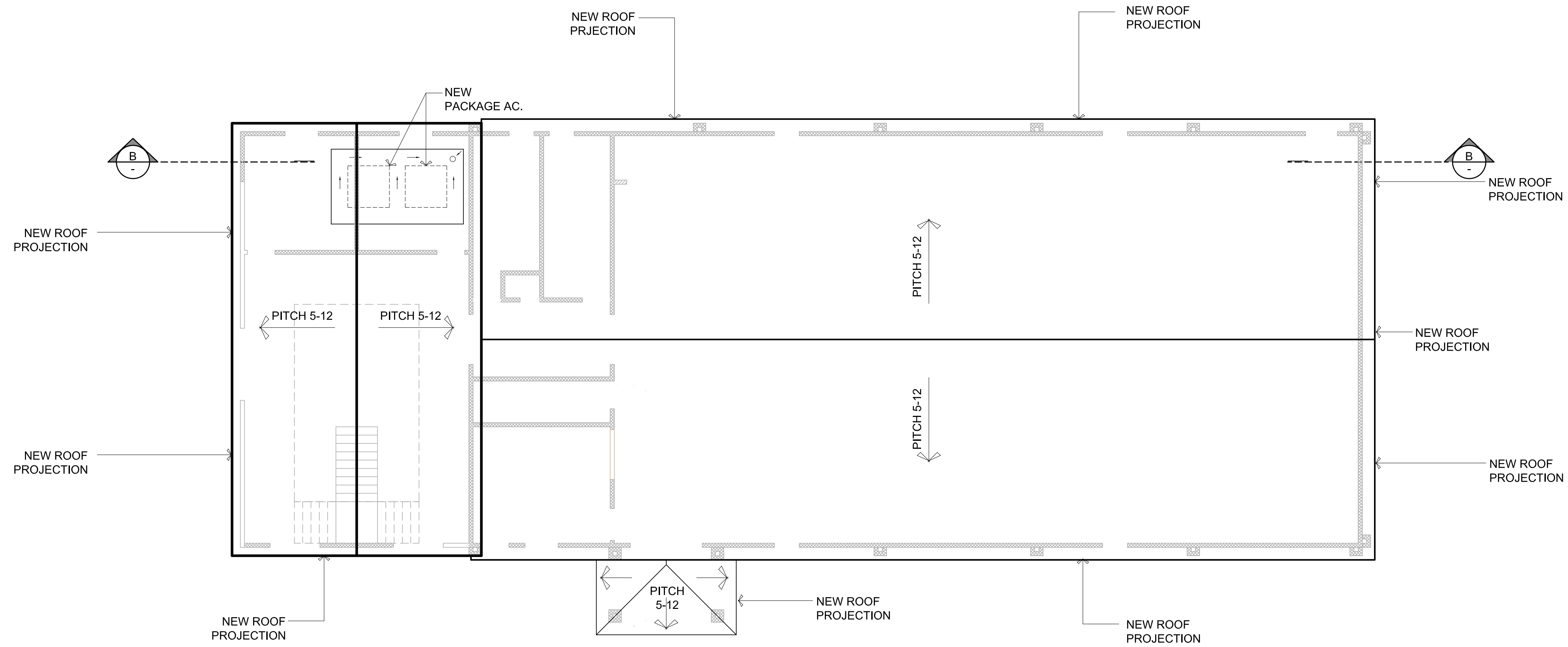
HECTOR M. MORENO R.C.E.  
 EXP. 06/30/10

DATE: \_\_\_\_\_

SHEET NO:

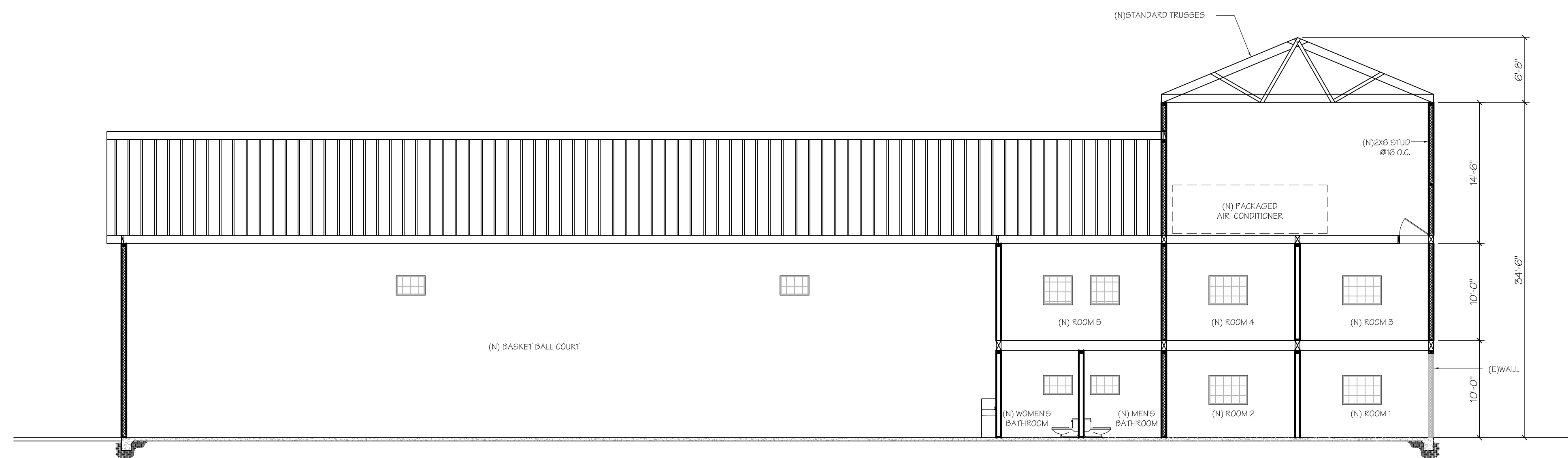
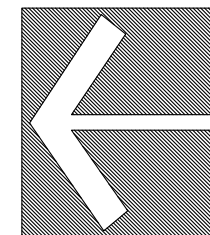
A-4

reference:



ROOF PLAN - MULTIPURPOSE BLDG.

SCALE 1/8"=1'-0"



SECTION B-B

SCALE 1/4"=1'-0"

APPLICANT / DEVELOPER:  
PASTOR ABEL CORDERO  
18261 SAN JACINTO CT  
FONTANA, CA 92336

PROJECT ADDRESS:  
25873 ALESSANDRO BLVD  
MORENO VALLEY, CA 92388

NO.	REVISION	APPROVED BY	DATE

FDC & ASSOCIATES CORP.  
1947 NORTH "E" STREET  
SAN BERNARDINO, CA 92405  
TEL: (909) 881-6542  
FAX: (909) 881-6400



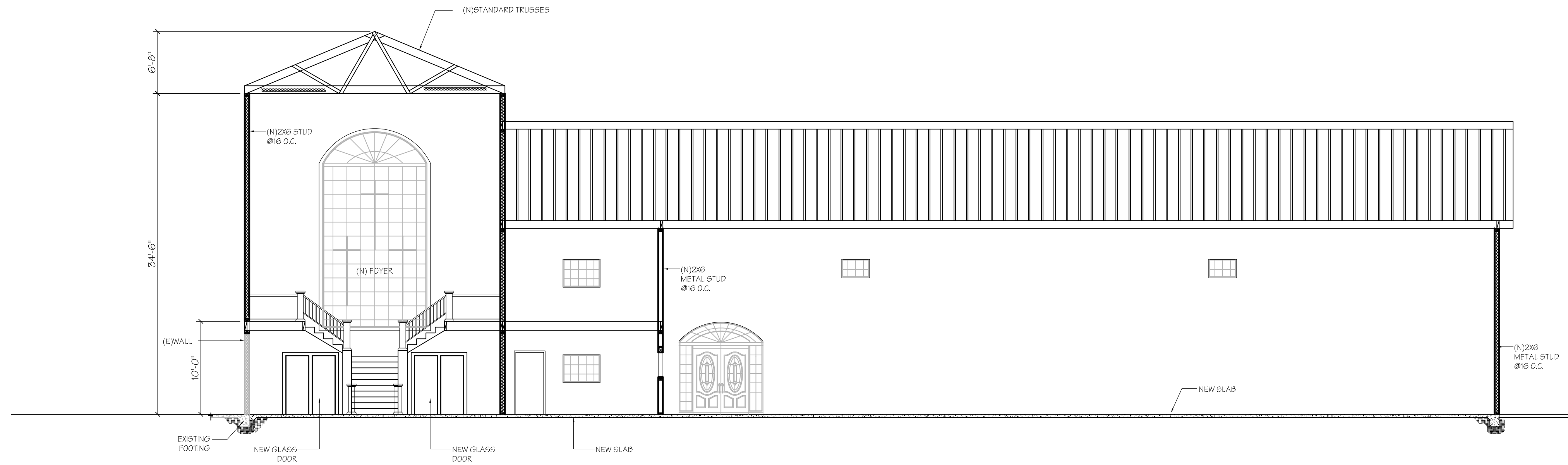
HECTOR M. MORENO R.C.E.  
EXP. 06/30/10

DATE: \_\_\_\_\_

SHEET NO:

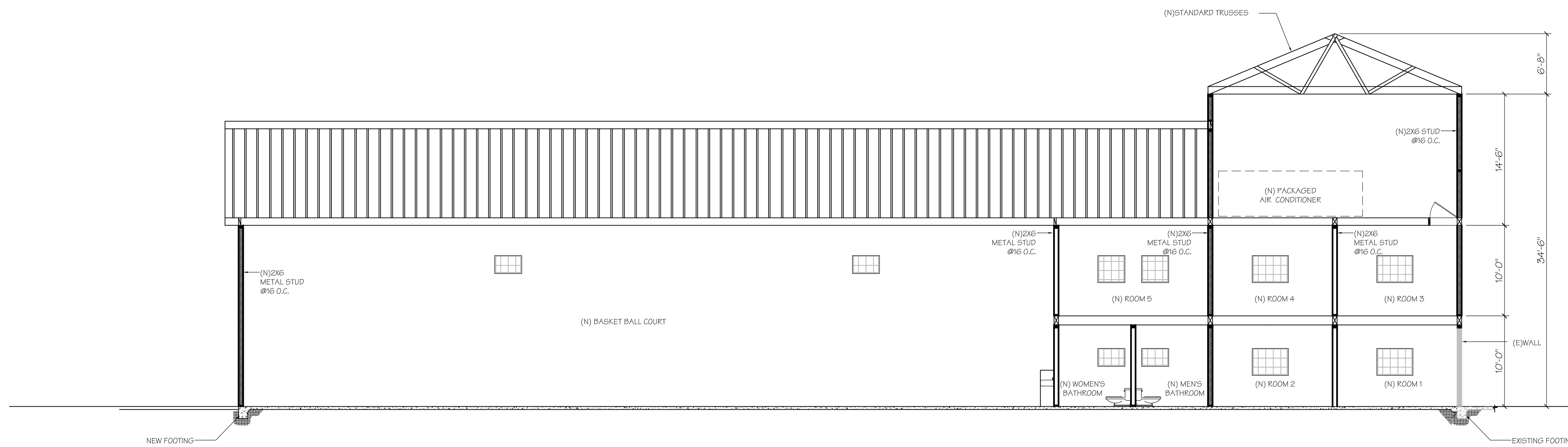
A-6

reference:



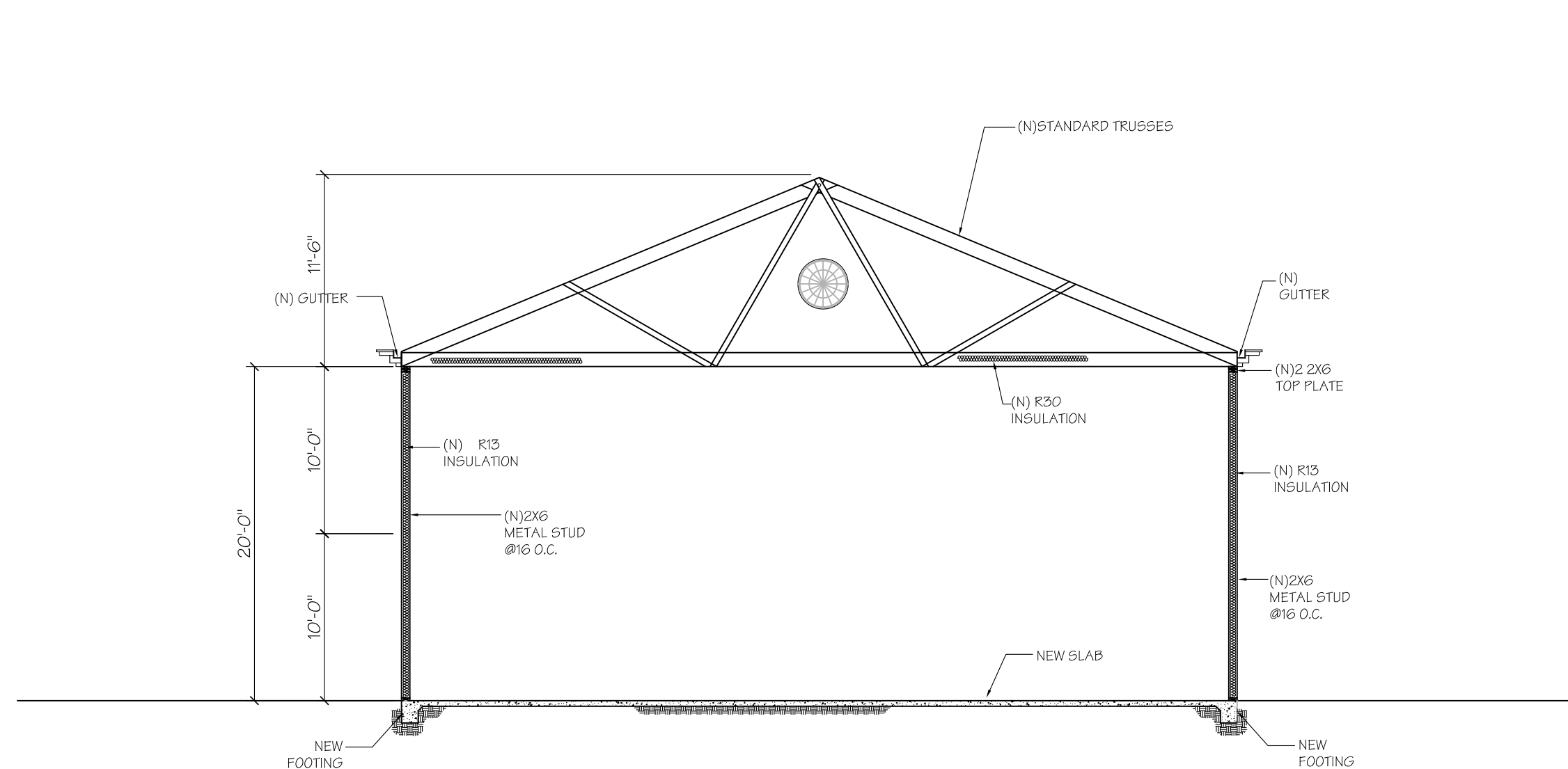
SECTION A-A

SCALE: 1/8" = 1'-0"



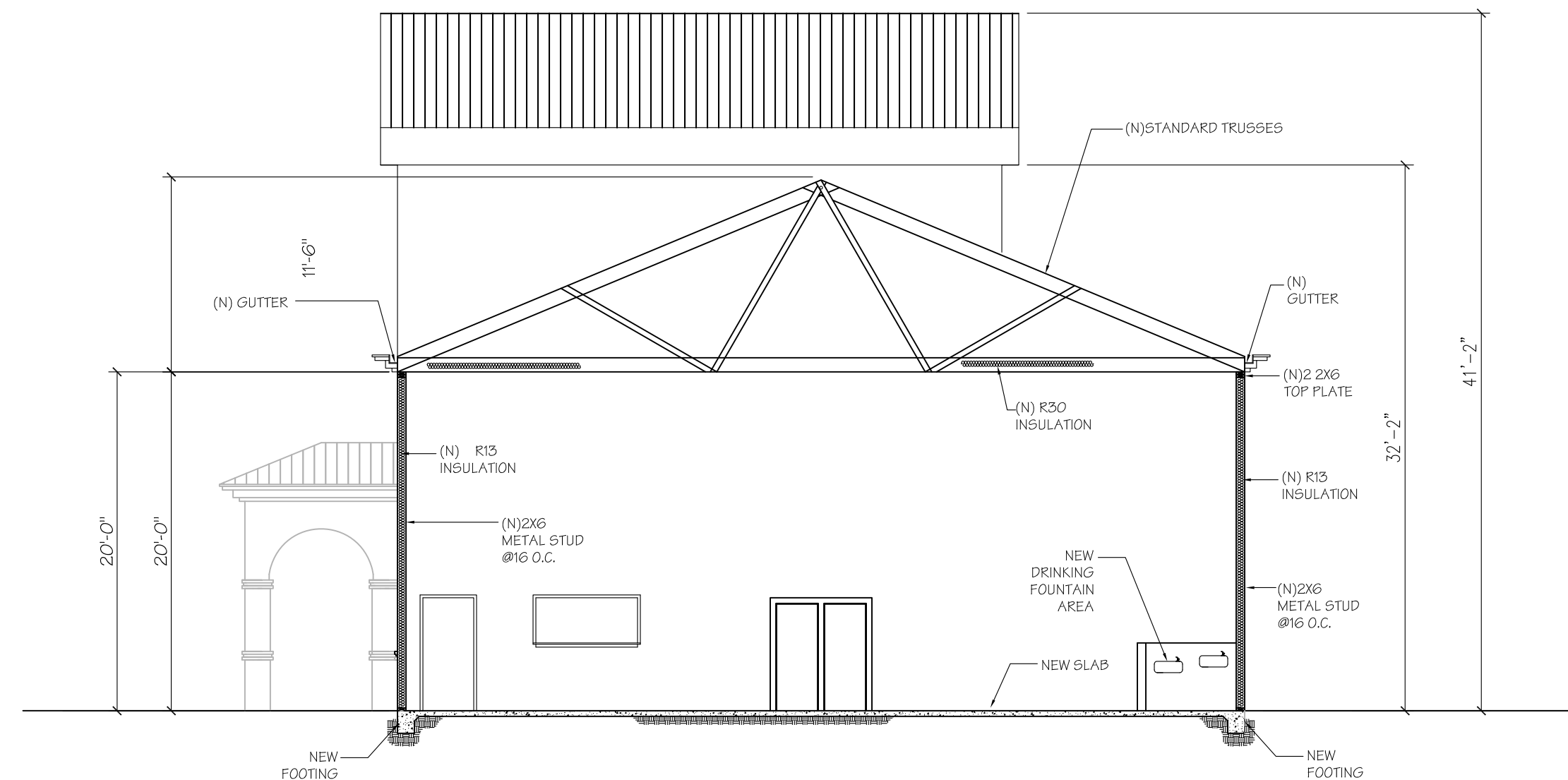
SECTION B-B

SCALE: 1/8" = 1'-0"



SECTION C-C

SCALE: 1/8" = 1'-0"



SECTION D-D

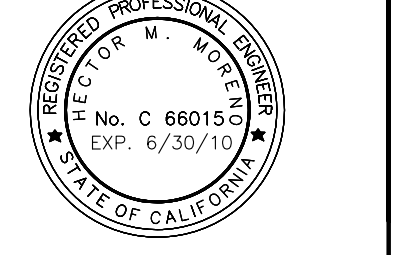
SCALE: 1/8" = 1'-0"

APPLICANT / DEVELOPER:  
PASTOR ABEL CORDERO  
18261 SAN JACINTO CT  
FONTANA, CA 92336

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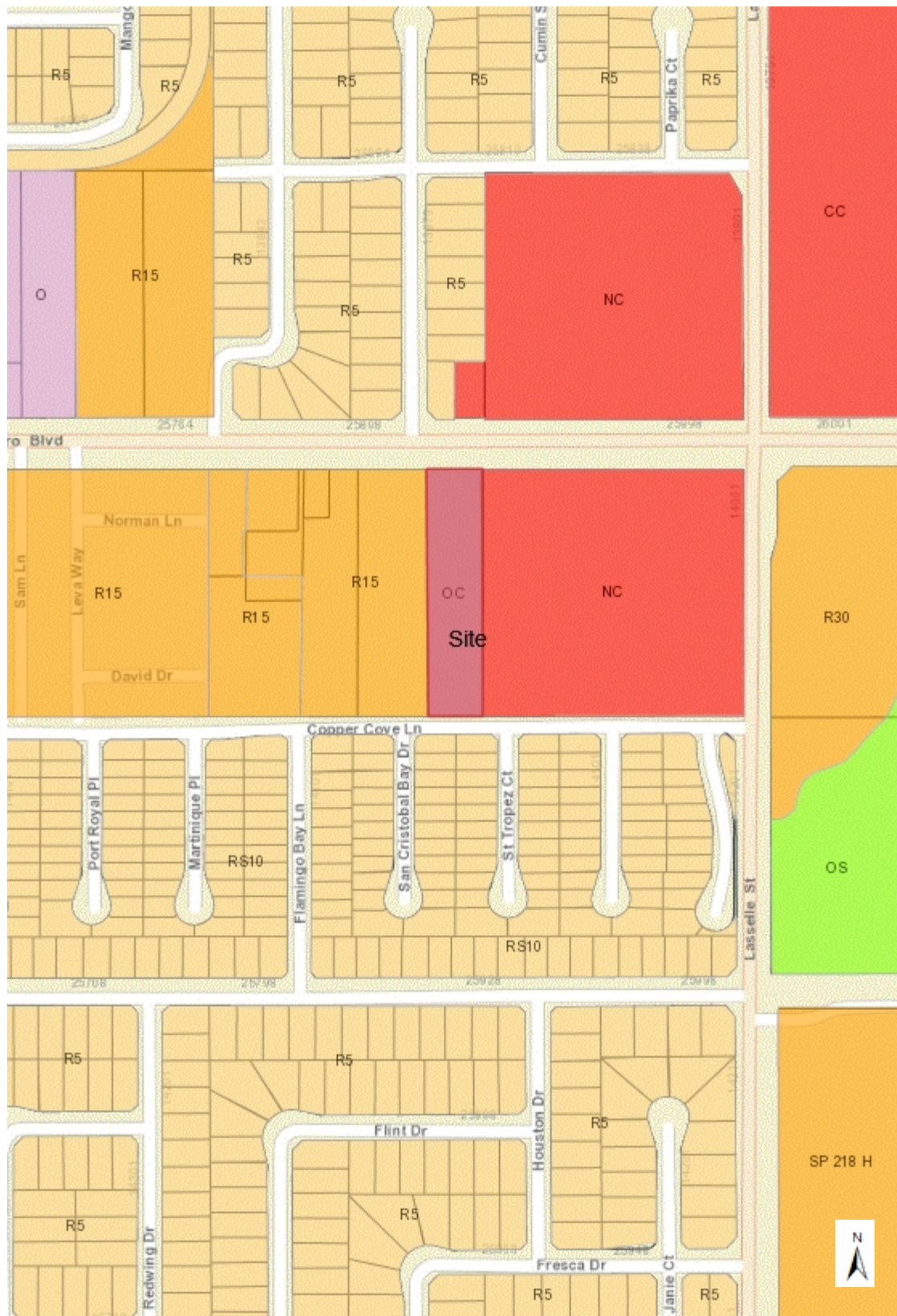


HECTOR M. MORENO R.C.E.  
EXP. 06/30/10

DATE: \_\_\_\_\_

SHEET NO: \_\_\_\_\_

reference: \_\_\_\_\_



### Legend

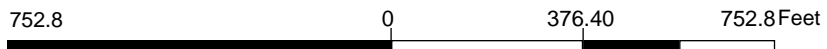
#### Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

#### Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

- Parcels
- City Boundary
- Sphere of Influence



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. 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 City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.*

### Notes

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### Legend

- Public Facilities**
- Public Facilities
- ★ Fire Stations
- Parcels
- ⊞ City Boundary
- ⊞ Sphere of Influence

### Notes

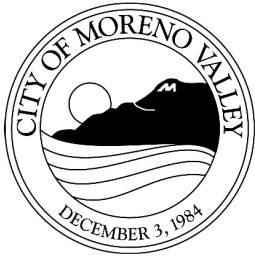
586.1 0 293.05 586.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. 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 City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.*

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## PLANNING COMMISSION STAFF REPORT

---

Case: PA13-0002 Tentative Parcel Map 36522  
P12-051 Master Site Plan

Date: September 26, 2013

Applicant: Lord Architecture Inc

Representative: Bennett Lord

Location: SEC Perris/Cottonwood

Proposal: Tentative Parcel Map 36522 to combine 5 lots into one 9.5 acre parcel and a Master Site Plan for current and future expansion of the existing church site. The project will be phased into 5 phases. The site is in the Office (O) and Residential 5 (R5) zones.

Recommendation: Approval

### SUMMARY

The applicant, Lord Architecture, Inc has submitted an application for a Tentative Parcel Map 36522 to combine five lots into one 9.5 acres parcel, and a Master Site Plan phased into 5 phases for current and future expansion of the existing church site. The site is located in the Office (O) and Residential 5 (R5) zoning districts.

**PROJECT DESCRIPTION**

**Project**

The project is a Tentative Parcel Map to combine the five parcels into one lot for current and future expansion of the existing church site. In addition, a Master Site Plan is proposed to map out the future plans for the site.

The Master Site Plan provides for 5 phases of development incorporating the existing structures and the construction of additional structures, site improvements and off-site improvements until ultimate build out of the site is complete. The project is conditioned to submit all buildings and site plans for review and approval and any modifications will require a revision to the Master Site Plan. The current plans for the 5 phases are summarized below.

**Phase I**

Phase I will include the new retention basin for storm water runoff, extending St. Christopher Lane to the east with street improvements, renovating the existing single family residence to a meeting room, the construction of a new multi-purpose building, providing new on-site parking, landscape and circulation improvements and off-site improvements to Cottonwood with a new driveway to the northeast. Tentative Parcel Map 36522 will be recorded in Phase 1.

**Phase 2**

Phase 2 will include the construction of a new multi-purpose parish hall, parking and landscape with off-site improvements to Cottonwood which include a bus bay, and revisions to the existing driveways with a landscape median proposed from St. Christopher Lane to Cottonwood along Perris Boulevard.

**Phase 3**

Phase 3 will remove and replace the old sanctuary/social hall with a new parish administration center with adjacent landscape and site improvements associated with the new structure.

**Phase 4**

Phase 4 will remove the existing office/school buildings and single family home located on the north portion of the site, construction of two education buildings, parking, sports facilities, and modifications to the retention basin as necessary.

**Phase 5**

Phase 5 includes the construction of two new education buildings.

### **Site**

The existing church site is zoned Office (O) with the two parcels to the east zoned Residential 5 (R5). The site is 5 parcels which will be merged together creating a 9.51 acre parcel on the southeast corner of Perris Boulevard and Cottonwood Avenue. Tentative Parcel Map 36522 is conditioned to be recorded with Phase 1.

### **Surrounding Area**

Properties to the north are zoned Community Commercial (CC), Office Commercial (OC), Residential 10 (R10) and Residential 5 (R5) with several single family homes and vacant land. To the east and west the zoning is R5 with single family to the west and legal non-conforming uses to the east. Properties to the south are RS10 with existing single family residences.

### **Access/Parking**

Access to the site will be from the existing driveways along Cottonwood Avenue and St. Christopher Lane adding one driveway at the end of St. Christopher Lane with Phase 1 extending north to Cottonwood Avenue. Driveways will be modified per plan with each phase.

Phase 2 street improvements will include a raised median along Perris Boulevard from Saint Christopher Lane to Cottonwood Avenue. The improvement is in line with the ultimate design of a major arterial street. The addition of a median will result in improved Levels of Service (LOS) and improved safety at the intersection. Southbound motorists wishing to turn left onto St. Christopher Lane will be able to go to the Perris Blvd/Bay Ave intersection and make a U-turn. Motorists wishing to go south on Perris Blvd from St. Christopher Lane will be able to go to Perris Blvd/Cottonwood Ave and make a U-turn. A traffic signal at Perris Blvd/St. Christopher Lane would not be an appropriate mitigation due to spacing from the Perris Blvd/Cottonwood Ave intersection. The spacing between the intersections is approximately 500 feet. There would not be enough room to provide adequate left turn storage for northbound Perris Blvd at Cottonwood Ave and southbound Perris Blvd at St. Christopher Lane. The left turn queue of vehicles would spill over into the through lanes and block traffic. Furthermore, closely spaced traffic signals result in poor traffic signal synchronization and poor progression through the signals.

### **Design/Landscaping**

The site will be developed per the approved Master Site Plan with landscaping and parking modified as required per phase.

All buildings will require a separate review and approval for consistency in design, colors and materials.

## **REVIEW PROCESS**

The Master Site Plan was submitted April 26, 2012 and the Tentative Parcel Map was submitted January 13, 2013. To date, all relevant issues have been addressed to the satisfaction of all parties.

## **ENVIRONMENTAL**

The site is considered an infill development project as the site is mostly developed with existing buildings, parking areas and existing access to Cottonwood Avenue and St. Christopher Lane. A Traffic Impact Study completed for the project determined the proposed project would not change the current traffic conditions however future street improvements will improve Perris Boulevard and maintain the existing traffic conditions on Cottonwood Avenue. The right-in, right-out condition at St. Christopher Lane due to the required median (Phase 2) will improve the safety of this intersection.

An Initial Study was completed with a determination that there will be no significant impacts to the environment from the proposed Tentative Parcel Map and Master Site Plan. Based on the information within the Initial Study, a Negative Declaration was recommended to be prepared. It is expected that the proposed project will not individually or cumulatively have an adverse effect on wildlife resources.

## **NOTIFICATION**

Public notice was sent to all property owners of record within 300' of the project. The public hearing notice for this project was also posted on the project site and published in the local newspaper.

## **REVIEW AGENCY COMMENTS**

Staff received the following responses to the Project Review Staff Committee transmittal; which was sent to all potentially affect reviewing agencies.

<b><u>Agency</u></b>	<b><u>Response Date</u></b>	<b><u>Comments</u></b>
Riverside County Flood Control	March 12, 2013	No impact to the District Master Drainage Plan. Drainage fees apply.

## **STAFF RECOMMENDATION**

That the Planning Commission **APPROVE** Resolution No. 2013-21 and thereby:

1. **ADOPT** a Negative Declaration for PA13-0002 (Tentative Parcel Map 36522) and P12-051 (Master Site Plan) pursuant to the California Environmental Quality Act (CEQA) Guidelines; and,
2. **APPROVE** PA13-0002 (Tentative Parcel Map 36522) and P12-051 (Master Site Plan) subject to the attached conditions of approval included as Exhibits A.

**Planning Commission Staff Report  
Page 5**

Prepared by:

Julia Descoteaux  
Associate Planner

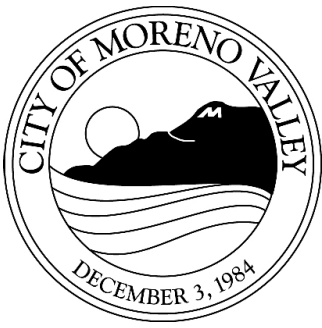
Approved by:

Chris Ormsby, AICP  
Interim Planning Official

**ATTACHMENTS:**

1. Public Hearing Notice
2. Planning Commission Resolution No. 2013-21  
with Conditions of Approval as Attachment A
3. Reduced Plans
4. Initial Study
5. Zoning Map
6. Ortho Map

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# Notice of PUBLIC HEARING

**This may affect your property. Please read.**

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

**CASES:** PA13-0002 (Tentative Tract Map 36522)  
P12-051 (Master Plot Plan)

**APPLICANT:** Lord Architecture Inc

**OWNER:** Diocese of San Bernardino

**REPRESENTATIVE:** Bennett Lord

**LOCATION:** SEC Perris Boulevard and Cottonwood Avenue.

**PROPOSAL:** A Tentative Tract Map to merge the existing parcels into one parcel and a Master Plot Plan for the existing and future church site.

**ENVIRONMENTAL DETERMINATION:** This item will not have a significant effect on the environment and approval of a Negative Declaration is recommended.

**COUNCIL DISTRICT:** 1

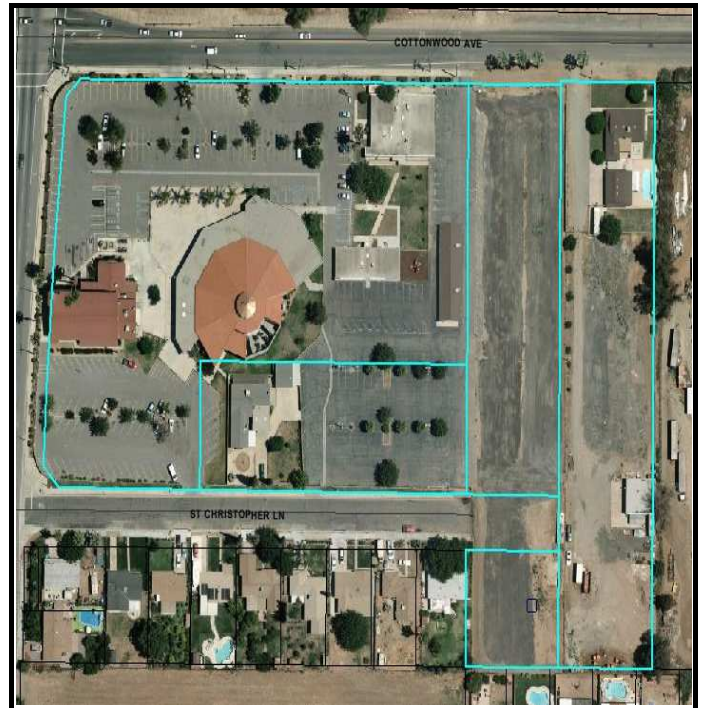
**STAFF RECOMMENDATION:** Approval

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and the 2<sup>nd</sup> and 4<sup>th</sup> Fridays, 7:30 a.m. to 1:30 p.m.), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



**LOCATION N Ø**

## **PLANNING COMMISSION HEARING**

City Council Chamber, City Hall  
14177 Frederick Street  
Moreno Valley, Calif. 92553

**DATE AND TIME:** September 26, 2013 at 7 PM

**CONTACT PLANNER:** Julia Descoteaux

**PHONE:** (951) 413-3209

ATTACHMENT 1

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RESOLUTION NO. 2013-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA13-0002 TENTATIVE PARCEL MAP 36522 TO COMBINE FIVE PARCELS INTO ONE 9.51 ACRE PARCEL AND P12-051, A MASTER SITE PLAN FOR THE CURRENT AND FUTURE BUILD OUT OF THE SITE OF PARCEL NUMBERS 479-200-037 & 038, 479-200-003, & 033 & 034.

**WHEREAS**, Lord Architecture Inc. has filed an application for the approval of PA13-0002 Tentative Parcel Map 36522, and P12-051, a Master Site Plan as described in the title of this Resolution.

**WHEREAS**, on September 26, 2013, the Planning Commission of the City of Moreno Valley held a meeting to consider the application.

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

**WHEREAS**, the Planning Commission considered the initial study prepared for the project for the purposes of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of Negative Declaration is recommended.

**WHEREAS**, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances;

**WHEREAS**, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

**NOW, THEREFORE, BE IT RESOLVED**, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on September 26, 2013, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

ATTACHMENT 2

Section 1

PA13-0002 Tentative Parcel Map 36522

1. That the proposed land division is consistent with applicable general and specific plans;

**FACT:** The applicant has proposed Tentative Parcel Map 36522 to combine the five parcels into one 9.51 acre parcel. The proposed map is consistent with the goals and objectives of the General Plan.

2. That the site of the proposed land division is physically suitable for the type of development;

**FACT:** The design or improvement of this land division is consistent with and does not conflict with the General Plan. The design of the parcel map is consistent with the development requirements of the Office and Residential 5 zone.

3. That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat or cause serious health problems;

**FACT:** The proposed project would not be detrimental to the public health safety or welfare. An initial study of the potential environmental impact associated with the project has been conducted in accordance with the provisions of the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in significant environmental impacts and therefore adoption of a Negative declaration is recommended.

4. That the design of the land division or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

**FACT:** There are no conflicts with easements on the subject site.

5. That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources.

**FACT:** The proposed parcel map meets the intent of the General Plan and Municipal Code by providing and/or allowing for existing

and future land uses. The site is an existing church site and is not currently used for residential purposes. Proximity to existing commercial entities and the adjacent residential component allows for contiguous developments and infrastructure. The project does not exceed the planned density, the associated public service demand, or the demand for environmental resources envisioned by the Moreno Valley General Plan. The project does not exceed a threshold which would create potential significant impacts to fiscal and environmental resources. The future projects will supplement the City's fiscal resources by paying applicable impact fees for public facilities.

Section 2

P12-051 Master Site Plan

1. Conformance with General Plan Policies – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The proposed Master Site Plan is consistent with the General Plan and the Office (O) and Residential 5 (R5) zone which allow for church facilities. As designed and conditioned, the proposed project will be consistent and does not conflict with the goals, objectives, policies and programs of the General Plan.

2. Conformance with Zoning Regulations – The proposed use complies with all applicable zoning and other regulations.

FACT: The proposed project is located within the Office and Residential 5 zone which allows the church use within a residential zone with the approval of a Conditional Use Permit. As proposed, the project complies with all applicable zoning and Municipal Code requirements.

3. Health, Safety and Welfare – The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

FACT: The project is a Master Site Plan on an infill site in an urban setting. As designed and conditioned, the proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. An initial study of the potential environmental impacts associated with the project has been conducted in accordance with the provision of the California Environmental Quality Act (CEQA). Based on the initial study, it was determined that the project will not result in

significant environmental impacts and therefore adoption of a Negative Declaration is recommended.

4. Location, Design and Operation – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The Master Site Plan will include current and future development completed in five phases. New construction will be required to submit a Plot Plan for review to ensure consistency with the existing structures. Off-site street improvements, landscaping and parking will be provided and constructed per City's standards. The proposed use would be in conformance with the existing surrounding development and is consistent with all applicable goals, objectives, policies and programs of the General Plan and the City's Municipal Code.

### **C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

1. Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

### **2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS**

The adopted Conditions of Approval for PA13-0002, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d) (1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

**BE IT FURTHER RESOLVED** that the Planning Commission **HEREBY APPROVES** Resolution No. 2013-21 approving PA13-0002, Tentative Parcel Map 36522 and P12-051 Master Site Plan subject to the attached Conditions of Approval (Exhibit A).

APPROVED this 26<sup>th</sup> day of September, 2013.

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Meli Van Natta  
Chair, Planning Commission

ATTEST:

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John C. Terell, Community & Economic Development Director  
Secretary to the Planning Commission

APPROVED AS TO FORM:

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City Attorney

Attached: Conditions of Approval

CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP 36522  
APN: 479-200-003, 033, 034, 037& 038

APPROVAL DATE: September 26, 2013  
EXPIRATION DATE: September 26, 2016

- X Planning (P); including School District (S), Post Office (PO), Building (B)
- X Fire Prevention Bureau (F)
- X Public Works, Land Development (LD)
- X Financial & Management Services, Special Districts (SD)
- X Public Works – Transportation Engineering (TE)
- X Police (PD)

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects.

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

**Planning Division**

**For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.**

**GENERAL CONDITIONS**

- P1. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- P2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)

EXHIBIT A

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Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan	MC - Municipal Code	CEQA - California Environmental Quality Act
Ord - Ordinance	DG - Design Guidelines	Ldscp - Landscape Development Guidelines and Specs
Res - Resolution	UFC - Uniform Fire Code	UBC - Uniform Building Code
	SBM - Subdivision Man Act	

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 2**

- P3. The site shall be developed in accordance with the approved plans on file in the Community & Economic Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- P4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P6. Any signs indicated on the submitted plans are not included with this approval. Any signs, **whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag)**, proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. **No signs are permitted in the public right of way.** (MC 9.12)
- P7. (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

**Special Conditions**

- P8. **The site has been approved for a Master Site Plan for the existing and future uses of the church site and a Tentative Parcel Map 36522 to combine all five parcels into one parcel for the existing church facility. A change or modification shall require separate approval.**
- P9. **The church will be utilizing the existing buildings as offices, meeting rooms and classrooms. This use is in conjunction with the church and does not to include regular elementary, middle, high or college school activities. (A separate conditional use permit is required for private schools).**
- P10. **Church services and assembly meetings may be held in only one building at a time to ensure adequate parking.**
- P11. **The existing building on the south east portion of the site shall be used for storage purposes only. Any assembly use is prohibited.**

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 3**

**P12. Tentative Parcel Map 36522 shall be recorded prior to any building final or certificate of occupancy.**

**P13. The proposed Water Quality Basin shall be completed prior to any building final or certificate of occupancy.**

**P14. The site will be developed in five (5) phases with an Amended Plot Plan application processed for each proposed building or site modification.**

**Phase 1**

- **Tentative Parcel Map 36255 will be recorded.**
- **A Water Quality Retention Basin will be constructed and completed per the approved plans prior to occupancy/building permit final of the McGivney House or the new meeting room adjacent to the existing McGivney House.**
- **Saint Christopher Lane will be constructed with a new cul-de-sac per the approved site plan.**
- **A 6 foot decorative block wall will be constructed along the east property line a minimum of 200 feet from the south property line north, the south property line and along the west property line adjacent to the new water quality detention basin.**
- **Renovate the existing McGivney House changing the use from single family residential to office/meeting rooms.**
- **Construct a new 2,100 square feet meeting room adjacent to the McGivney House.**
- **Provide off-site improvements along Saint Christopher Lane and Cottonwood Avenue as conditioned.**
- **Provide new on-site parking, landscape and circulation improvements as related to the new on-site construction in Phase I.**

**Phase 2**

- **Construct a new multi-purpose building/parish hall on the northwest corner of the site.**
- **Revise parking and landscaping to accommodate the new facility.**
- **Provide off-site improvements along Cottonwood Avenue including a bus bay, removal, relocation and new driveways per City Standards and underground utilities as required.**
- **Provide a new landscaped median along Perris Boulevard from Saint Christopher Land to Cottonwood Avenue per City Standards.**



PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 4

Phase 3

- Remove the existing old sanctuary and replace with a new parish administration center including landscaping as necessary.

Phase 4

- Demolish existing office, classroom and residence buildings located on the north east portion of the site and the storage building at the far southeast of the site.
- Construct two religious education buildings and an administration building on the north east portion of the site.
- Provide new parking, landscaping, garden areas and pedestrian walkways.
- Construction of a six foot high solid Decorative Block Wall along the east property line from Cottonwood Avenue (3 feet max in the front building setback) to meet the existing block wall at the south.
- Construct basketball courts.
- Revise the existing Water Quality Detention Basin to be used as a basin and athletic field.
- Include future pads and utilities for two future buildings.

Phase 5

- Construct two religious education buildings.

PRIOR TO RECORDATION OF FINAL MAP

- P15. **This tentative** map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
- P16. **The site shall be** developed in accordance with the approved tentative map on file in the Community & Economic Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 5**

**P17. Prior to recordation of the final map, final median enhancement/landscape/irrigation plans shall be reviewed and approved by the Planning Division, and Public Works Department - Special Districts Administration for review and approval by each division. (GP - Circulation Master Plan)**

**P18. Prior to approval of building permits, provide proof of access easements if/where required.**

**(R) Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:**

- a. The document to convey title**
- b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded**

**The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, joint access to proposed parcels, open space use restrictions, conservation easements, guest parking, water quality basins, lighting, landscaping and common area if applicable. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)**

**In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:**

- The developer shall promote the use of native plants and trees and drought tolerant species to the extent feasible.**
- (R) All areas designated for open space and or detention basins, shall be included as an easement to, and maintained by a private maintenance entity. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.**
- Maintenance of any and all common facilities.**

**Prior to Issuance of Grading Permits**

P19. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, **no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be contacted within a reasonable timeframe to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98).** (GP Objective 23.3, CEQA)

- P20. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P21. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the **Planning Official**. (GP Objective 4.4, 4.5, DG)
- P22. (GP) **Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by PW- Special Districts.**

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 7**

- P23. (GP) Prior to approval of any grading permits, plans for any security gate system shall be submitted to the Planning Division for review and approval.**
- P24. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.**
- P25. (GP) Decorative pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)**
- P26. (GP) Prior to the issuance of building permits, the site plan shall show decorative concrete pavers for all new driveway ingress/egress locations of the project.**
- P27. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:**
- A. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.**
  - B. A 3 foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.**
  - C. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.**
  - D. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (DC 9.08.070)**

**PLANNING DIVISION  
CONDITIONS OF APPROVAL  
P12-051 MASTER SITE PLAN  
PA13-0002 TENTATIVE PARCEL MAP  
PAGE 8**

**PRIOR TO BUILDING PERMITS**

- P28. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)
- P29. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P30. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed 0.5 foot candles illumination beyond at the property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P31. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)

**PLANNING DIVISION  
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- P32. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:**
- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.**
  - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.**
  - C. Diamond planters shall be provided every 3 parking stalls.**
  - D. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.**
  - E. Street trees shall be provided every 40 feet on center in the right of way.**
  - F. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.**
  - G. Enhanced landscaping shall be provided at all driveway entries and street corner locations**
  - H. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.**
  - I. Landscaping on three sides of any trash enclosure.**
  - J. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question.**
- P33. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Property Owner shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.**

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- P34. (BP) Prior to the issuance of building permits, the master site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.**
- P35. (BP) Prior to the issuance of building permits, the elevation plans shall be revised to include decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans.**
- P36. (BP) Prior to the issuance of building permits, the plot plan shall include decorative concrete pavers for all driveway ingress/egress locations for the project**

**PRIOR TO CERTIFICATE OF OCCUPANCY**

- P37. (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)**
- P38. (CO) Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).**
- P39. (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed.**

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**Building and Safety Division**

B1. The above project shall comply with the current California Codes (CBC, CEC, CMC and the CPC) as well as city ordinances. All new projects shall provide a soils report as well. Plans shall be submitted to the Building and Safety Division as a separate submittal. The 2010 edition of the California Codes became effective for all permits issued after January 1, 2011.

COMMERCIAL, INDUSTRIAL, MULTI-FAMILY PROJECTS INCLUDING CONDOMINIUMS, TOWNHOMES, DUPLEXES AND TRIPLEX BUILDINGS REQUIRE THE FOLLOWING.

- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.
- B3. (BP) Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required, to the Compliance Official (Building Official) as a portion of the building or demolition permit process.

**SCHOOL DISTRICT**

S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

**UNITED STATES POSTAL SERVICE**

PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.



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**POLICE DEPARTMENT**

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects

Standard Conditions

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
- a. The name (if applicable) and address of the development.
  - b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)
- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community and Economic Development Department - Building Division for routing to the Police Department. (DC 9.08.080)
- PD4. Addresses needs to be in plain view visible from the street and visible at night. It needs to have a backlight, so the address will reflect at night or a lighted address will be sufficient.
- PD5. All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD6. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.

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- PD7. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building. The parking lots should have adequate lighting to insure a safe environment for customers and or employees.
- PD8. All landscape cover should not exceed over 3' from the ground in the parking lot.
- PD9. Bushes that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.
- PD10. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree. This is so that patrons or employees can view the whole parking lot while parking their vehicles in the parking lot.
- PD11. A monument address is to be located in front of the main entrance.
- PD12. Landscape screening is to be located no closer than six feet from the covered parking spaces.
- PD13. Sufficient lighting is to be provided over all mailbox areas.

CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Case No: P12-051 PA13-0002  
APN: 479-200-003, 0034, 0037, 0038  
DATE: 08/29/13

**FIRE PREVENTION BUREAU**

**1. The following Standard Conditions shall apply.**

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 2125 GPM for 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B) . **The 50% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.**
- F3. Industrial, Commercial, Multi-family, Apartment, Condominium, Townhouse or Mobile Home Parks. A combination of on-site and off-site super fire hydrants (6" x 4" x 2 1/2" x 2 1/2" ) and super enhanced fire hydrants (6" x 4" x 4" x 2 1/2" ) shall not be closer than 40 feet and more than 150 feet from any portion of the building as measured along approved emergency vehicular travel ways. The required fire flow shall be available from any adjacent fire hydrant(s) in the system. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, super or enhanced fire hydrants as determined by the fire code official shall be provided at spacing not to exceed 500 feet of frontage for transportation hazards. (CFC 507.5.7 & MVMC 8.36.060 Section K)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.2 and 503.2.5)

- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (MVMC 8.36.050 and CFC 501.3)
- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MVMC 8.36.050 Section A)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) or thirty (30) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
- F8. Prior to construction, all roads, driveways and private roads shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- F9. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
- F10. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.3)
- F11. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F12. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F13. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
- a) Be signed by a registered civil engineer or a certified fire protection engineer;
  - b) Contain a Fire Prevention Bureau approval signature block; and
  - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507.5)

- F14. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve (12) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1)
- F16. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F17. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)
- F18. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F19. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
- F20. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.

- F21. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
- F22. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060)
- F23. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060)
- F24. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F25. A permit is required to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in connection with such activities. Such permits shall not be construed as authority to violate, cancel or set aside any of the provisions of this code. Such permit shall not take the place of any license required by law. Applications for permits shall be made to the Fire Prevention Bureau in such form and detail as prescribed by the Bureau. Applications for permits shall be accompanied by such plans as required by the Bureau. Permits shall be kept on the premises designated therein at all times and shall be posted in a conspicuous location on the premises or shall be kept on the premises in a location designated by the Fire Chief. Permits shall be subject to inspection at all times by an officer of the fire department or other persons authorized by the Fire Chief in accordance with CFC 105 and MVMC 8.36.100.
- F26. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F27. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F28. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be

corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)

- F29. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F30. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.8)
- F31. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)
- F32. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F33. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F34. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

**FIRE FLOW LETTER**

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<b>Date:</b> 05/22/12	<b>Address:</b>
_____	_____
<b>Case Number:</b> P12-051	<b>A.P.N.:</b> 479-200-003, 0034, 0037, 0038
_____	_____

This is certification the water system is capable of meeting the following required fire flows as determined by the California Fire Code Appendix B.

Based on the information provided on the above referenced case. The fire flow required for this project will be  2125  G.P.M. for duration of  4  -HOURS measured at 20-psi residual pressure.

The required fire flow may be adjusted during the approval process to reflect changes in design, construction type or automatic fire protection measures as approved by the Fire Prevention Bureau.

**Applicant/  
Developer:** \_\_\_\_\_

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**WATER AGENCY APPROVAL**

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**Name of Agency:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**By:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**NOTE: THE COMPLETION AND SUBMITTAL OF THIS LETTER TO THE FIRE PREVENTION BUREAU SHALL NOT BE CONSTRUED AS APPROVAL FOR THE INSTALLATION OF THE REQUIRED FIRE HYDRANT (S) AND/OR WATER SYSTEM.**



**CITY OF MORENO VALLEY  
PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION  
CONDITIONS OF APPROVAL  
P12-051 – St. Christopher’s Catholic Church Multi-Phased Master Plot Plan  
PA13-0002 – Tentative Parcel Map 36522  
APN 479-200-003, 479-200-033, 479-200-034, 479-200-037, 479-200-038**

**Note:** All Special Conditions are in **Bold** lettering and follow the standard conditions.

**PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION**

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5)
- LD3. (G) It is understood that the tentative map and master plot plan correctly show all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD5. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

- a. Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
- b. Observance of working hours as stipulated on permits issued by the Public Works Department.
- c. The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- d. All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD6. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD7. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Community and Economic Development Department.
- LD8. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD9. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

- LD10. (GPA) Prior to grading plan approval, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. A grading permit shall be obtained from the Public Works Department - Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
  - b. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD11. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD12. (GPA) Prior to grading plan approval for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD13. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
  - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
  - c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
  - d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
  - e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Community and Economic Development Department.

- LD14. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall record a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant," to

provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP.

A boilerplate copy of the “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant,” can be obtained by contacting the Land Development Division of the Public Works Department.

- LD15. (GPA) Prior to grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format prior to grading plan approval.
- LD16. (GPA) Prior to grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project’s Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
- LD17. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state’s Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk(s) in Microsoft Word format.
- LD18. (GPA) Prior to grading plan approval, the developer shall pay applicable remaining grading plan check fees.
- LD19. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD20. (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.
- LD21. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD22. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project.

LD23. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

Prior to Map Approval or Recordation

LD24. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.

LD25. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.

LD26. (MR) Prior to recordation of the map, the developer shall submit the map, on compact disks, in (.dxf) digital format to the Land Development Division of the Community and Economic Development Department.

Prior to Improvement Plan Approval or Construction Permit

LD27. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.

LD28. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)

LD29. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.

LD30. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.

LD31. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.

LD32. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The

developer shall coordinate with all affected utility companies and bear all costs of utility relocations.

- LD33. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements.
- LD34. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)
- LD35. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD36. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in (.dxf) digital format to the Land Development Division of the Public Works Department.
- LD37. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

#### Prior to Building Permit

- LD38. (BP) Prior to issuance of a building permit **for each phase of development**, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD39. (BP) Prior to issuance of a building permit **for each phase of development**, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
  - b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
  - c. The vendor(s) that the applicant proposes to use to haul the materials.
  - d. Facility(s) the materials will be hauled to and their expected diversion rates.

- e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled .

Approval of the WMP requires that at least fifty (50) percent of all clearing, grubbing, and grading debris generated by the project shall be diverted, unless the developer is granted an exemption. Exemptions for diversions of less than fifty (50) percent will be reviewed on a case by case basis. (AB939, MC 8.80)

#### Prior to Certificate of Occupancy

LD40. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.

LD41. (CO) Prior to issuance of a certificate of occupancy **in Phase 1**, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (**NPDES**) as mandated by the Federal Clean Water Act. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:

- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
  - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
  - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

LD42. (CO) Prior to issuance of a certificate of occupancy or building final **in the Phase identified in the Special Conditions below**, the developer shall construct public improvements in conformance with applicable City standards, including but not limited to the following applicable improvements:

- a. Street improvements including, but not limited to: pavement, base, curb, gutter, sidewalk, drive approaches, pedestrian ramps, street light, signing, striping, under sidewalk drains, raised median, landscaping and irrigation, pavement tapers/transitions, traffic control devices as appropriate, bus turnout, removal of power poles, and undergrounding of overhead utilities.

- b. Storm drain facilities including, but not limited to: catch basin and local depression.
  - c. Under grounding of existing and proposed utility lines less than 115,000 volts.
- LD43. (CO) Prior to issuance of a certificate of occupancy or building final **in the Phase identified in the Special Conditions**, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD44. (CO) Prior to issuance of a certificate of occupancy or building final **in Phase 1**, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)
  - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

- LD45. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

**SPECIAL CONDITIONS**

- LD46. **Master Plot Plan improvements are proposed over five phases. The Special Conditions of Approval have been separated by phase. In general, the final parcel map including all right-of-way dedications and vacations as well as a Final Water Quality Management Plan for the overall Master Plot Plan development shall be completed and submitted for review and approval in Phase 1.**
- LD47. **A Precise Grading Plan and Final WQMP shall be submitted for review and approval for each phase of development. Street Improvement Plans shall be submitted for review and approval for public improvements to be completed in Phases 1 and 2. All plans shall be drawn on 24"x36" sheet**



size. As-Builts of all plans are required prior to occupancy for each phase as identified below.

### Phase 1

LD48. The following plans, studies, and map shall be submitted for review and approval in Phase 1. As-Builts of the plans below are required prior to Phase 1 occupancy.

- a. A Precise Grading Plan for the McGivney house remodel and Knights Hall addition including new patio areas, trash enclosure, onsite sidewalk, easterly parking lot improvements including landscaping, fencing, new entry gates, and retention basin including parking lot drainage system improvements that are tributary to the retention basin.
- b. A Street Improvement Plan for the following public street improvements.
  - i. St. Christopher Lane cul-de-sac improvements including pavement, base, curb, gutter, sidewalk, catch basin, local depression, street lights, and driveway approach.
  - ii. St. Christopher Lane replacement of the access ramp located at the northeast corner of Perris Boulevard and St. Christopher Lane with one that complies with current American with Disabilities Act (ADA) standards as well as the re-construction of existing driveway approaches on the north side of the street to comply with City Standard 118C. No decorative pavement shall be placed within the public right-of-way.
  - iii. Cottonwood Avenue improvements from the easternmost entrance to the east project property line including pavement, base, curb, gutter, sidewalk, and temporary asphalt concrete berm taper.
- c. Signing and Striping Plans and Traffic Control Plans for Cottonwood Avenue as required by the City's Transportation Division.
- d. Final Drainage Study for the overall Master Plot Plan area as well as for Phase 1 drainage improvements including retention basin.
- e. Final Water Quality Management Plan for the overall Master Plot Plan area as well as for Phase 1 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.
- f. Final Parcel Map including all right-of-way dedications for all phases of development.
  - i. A 44-foot half-width street right-of-way dedication on the south side of Cottonwood Avenue along this project's north frontage between the easternmost proposed project entrance to the easterly property

line (along APN 479-200-003) to ensure a centerline to south right-of-way distance of 44 feet for a Minor Arterial, City Standard 105C.

- ii. Additional right-of-way dedication behind any driveway approach per City Standard 118C, on both Cottonwood Avenue and St. Christopher Lane.
  - iii. Appropriate street right-of-way dedication and vacation for a cul-de-sac at the eastern terminus of St. Christopher Lane per City Standard 123.
  - iv. Additional right-of-way dedication for a proposed bus turnout on Cottonwood Avenue per City Standard 121.
- g. Legal Description and Plat for the vacation of an existing ten-foot wide private drainage easement from St. Christopher Lane to the south property line, as may be required by the City Engineer.

**LD49.** Prior to precise grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from all phases of the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events.

**LD50.** Prior to precise grading plan approval, emergency overflow area shall be included in the design of the proposed retention basin in the event that the drainage improvements fail or larger than 100-year storm flows exceed full capacity. This may include, but not be limited to, an emergency spillway in the retention basin and an emergency overflow at any sump catch basin location, particularly on St. Christopher Lane. The developer is responsible for securing any necessary on-site or off-site drainage easements as required for emergency overflow.

**LD51.** Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.

**LD52.** Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. ([www.usdoj.gov](http://www.usdoj.gov)) and as approved by the City's Building and Safety Division.

**LD53.** Prior to parcel map approval, the Developer shall guarantee the construction of the public improvements for all phases by entering into a public improvement agreement and posting security. The improvements

shall be completed prior to occupancy for phase indicated by these conditions of approval or as otherwise determined by the City Engineer.

- LD54.** During construction, areas of the parking lot, where the developer proposes to demolish pavement, shall be cordoned off (or equal) after pavement removal to ensure public safety. Perimeter protection of the non-paved areas shall be clearly visible at night.

## **Phase 2**

- LD55.** The following plans and studies shall be submitted for review and approval in Phase 2. As-Built of the plans below are required prior to Phase 2 occupancy.

- a. A Precise Grading Plan for the new Parish Hall including proposed onsite sidewalk and landscaping around new building perimeter, trash enclosure, fire hydrant, fencing, and new entry gates.
- b. A Street Improvement Plan for the following public street improvements.
  - i. Cottonwood Avenue improvements consisting of removal of driveway approaches at existing project entrances and replacement with curb, gutter, and sidewalk, construction of new driveway approaches per City Standard 118C at new project entrances (no decorative pavement shall be placed within the public right-of-way), construction of a new bus turnout per City Standard 121, replacement of the access ramp located at the southeast corner of Perris Boulevard and Cottonwood Avenue with one that complies with current ADA standards, and removal of power poles on the south side of Cottonwood Avenue together with the undergrounding of overhead utilities.
  - ii. Perris Boulevard improvements shall consist of construction of a raised, landscaped median between Cottonwood Avenue and St. Christopher Lane with left turn pockets and the removal of power poles on the east side of Perris Boulevard together with the undergrounding of overhead utilities.
  - iii. This project will be conditioned to repair, replace or install any damaged, substandard or missing improvements on Perris Boulevard and Cottonwood Avenue.
- c. Signing and Striping Plans and Traffic Control Plans for Perris Boulevard as required by the City's Transportation Division.
- d. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.

**LD56. Prior to precise grading plan approval, the grading plans shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan 627.**

**LD57. Prior to building permit issuance for the proposed building in Phase 2, developer shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant will be required to install, replace and/or repair any missing, damaged or substandard improvements in addition to the ones identified in these conditions of approval. The developer may need to post additional security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.**

### **Phase 3**

**LD58. A Precise Grading Plan for the new Parish Offices including proposed onsite sidewalk and landscaping around the new building perimeter, shall be submitted for review and approval in Phase 3. As-Built of the Precise Grading Plan is required prior to Phase 3 occupancy.**

**LD59. Final Water Quality Management Plan for Phase 2 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.**

### **Phase 4**

**LD60. A Precise Grading Plan for the new Administrative Offices and Religious Education Classrooms including proposed onsite sidewalk and landscaping, promenade and garden area, new patio and plaza areas, easterly parking lot improvements including new landscaping, basketball courts, athletic fields, and fire hydrants shall be submitted for review and approval in Phase 4. As-Built of the Precise Grading Plan is required prior to Phase 4 occupancy.**

**LD61. Final Water Quality Management Plan for Phase 4 water quality management plan improvements. Site design and source control BMPs shall be used to the greatest extent before incorporating treatment control BMPs.**

### **Phase 5**

**LD62. A Precise Grading Plan for new Religious Education Classrooms including proposed onsite sidewalk and landscaping, and new patio and plaza areas, shall be submitted for review and approval in Phase 5. As-Built of the Precise Grading Plan is required prior to Phase 5 occupancy.**

**LD63. Final Water Quality Management Plan for Phase 5 water quality management plan improvements. Site design and source control BMPs**

**shall be used to the greatest extent before incorporating treatment control BMPs.**

**CITY OF MORENO VALLEY  
CONDITIONS OF APPROVAL  
Case No: P12-051 (Master Plot Plan for St Christopher Church)  
APN: 479-200-003, 479-200-033, -034, -037, and -038  
09.19.13**

**FINANCIAL & MANAGEMENT SERVICES DEPARTMENT**

**Special Districts Division**

**Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering.** All other conditions are standard to all or most development projects.

**Acknowledgement of Conditions**

The following items are Special Districts' Conditions of Approval for project **P12-051**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing [specialdistricts@moval.org](mailto:specialdistricts@moval.org).

**General Conditions**

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual Zone A and Zone C charges for operations and capital improvements.
  
- SD-2 Plans for parkway, median, slope, and/or open space landscape areas designated on the tentative map or in these Conditions of Approval for incorporation into Moreno Valley Community Services District **Zone M**, shall be prepared and submitted in accordance with the *City of Moreno Valley Public Works Department Landscape Design Guidelines*. To obtain a copy of these guidelines, please contact the Special Districts Division at 951-413-3480 or visit the Special Districts webpage at [www.moval.org/sd](http://www.moval.org/sd).
  
- SD-3 The developer, or the developer's successors or assignees shall be responsible for all parkway and/ or median landscape maintenance for a period of one (1) year as per the *City of Moreno Valley Public Works Department Landscape Design Guidelines*, or until such time as the District accepts maintenance responsibilities.
  
- SD-4 Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be

repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.

- SD-5 Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the Moreno Valley Community Services District are due upon the first plan submittal. (MC 3.32.040)
- SD-6 Inspection fees for the monitoring of landscape installation associated with Moreno Valley Community Services District maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD-7 Streetlight Authorization forms, for all streetlights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to streetlight installation. The Streetlight Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

#### **Prior to Building Permit Issuance**

- SD-8 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which are to be installed. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)
- SD-9 (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (California Government Code)

- SD-10 **(BP for Phase I)** This project is conditioned to provide a funding source for the capital improvements and/or maintenance for the **Perris Blvd.** median landscape. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance and the financial option selected to fund the continued maintenance.
- a. Participate in a ballot proceeding for **improved median maintenance** and pay all associated costs with the ballot process and formation costs, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the city; or
  - b. Establish an endowment to cover the future maintenance costs of the landscaped area.

**The financial option selected shall be in place prior to the issuance of certificate of occupancy.**

- SD-11 *Commercial* **(OC for Phase I)** If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the monitoring of on site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, the developer must notify Special Districts 90 days prior to the City's issuance of a certificate of occupancy and the financial option selected to fund the continued maintenance. (California Government Code)
- SD-12 **(BP)** Prior to the issuance of the first building permit for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) streetlights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of streetlights to be accepted into the CSD Zone B and/or Zone C programs. Any change in the project which may increase the number of



streetlights to be installed will require payment of additional Advanced Energy fees at the then current fee.

- SD-13 (BP) Prior to release of building permit, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.
- SD-14 (**BP for Phase II**) Final median, parkway, slope, and/or open space landscape/irrigation plans for those areas designated on the tentative map or in these Conditions of Approval for inclusion into Community Services District shall be reviewed and approved by the Community and Economic Development Department–Planning Division, the Financial & Management Services Department–Special Districts Division, and the Public Works Department–Transportation Division prior to the issuance of the first Building Permit in Phase II.

#### **Prior to Certificate of Occupancy**

- SD-15 (**CO for Phase II**) All parkway and/or median landscaping specified in the tentative map or in these Conditions of Approval shall be constructed prior to the issuance of the Certificate of Occupancy/Building Final for this project in Phase II.
- SD-16 (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated for incorporation into Moreno Valley Community Services District shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.



CITY OF MORENO VALLEY  
Public Works  
Transportation Engineering Division

## MEMORANDUM

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To: Julia Descoteaux, Associate Planner  
From: Michael Lloyd, Senior Engineer  
Date: June 18, 2013  
Subject: **Conditions of Approval for P12-051; PA13-0002** – Phased Master Plot Plan and TPM 36522 for St. Christopher Church Campus located on the southeast corner of Perris Boulevard at Cottonwood Avenue.

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Attached are the Transportation Engineering Conditions of approval for the subject project.

**CITY OF MORENO VALLEY**

**CONDITIONS OF APPROVAL**

**P12-051; PA13-0002**

Phased Master Plot Plan and TPM 36522 for St. Christopher Church Campus located on the southeast corner of Perris Boulevard at Cottonwood Avenue.

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects.

**Transportation Engineering Division – Conditions of Approval**

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

**GENERAL CONDITIONS**

**TE1. Perris Boulevard is classified as a Divided Arterial – Six Lane (110’RW/86’CC) per City Standard Plan No. 103C. Any improvements to the roadway shall be per City standards. Improvements include a landscaped, raised median along project frontage as a part of Phase 2. The raised median shall be constructed from Cottonwood Avenue to a minimum of 100’ south of St. Christopher Lane. The permitted movements at the Perris Boulevard/St. Christopher Lane intersection shall be as follows with the construction of the raised median:**

- **Northbound Perris Boulevard: Through and Right Turns**
- **Southbound Perris Boulevard: Through (No left turns permitted)**
- **Westbound St. Christopher Lane: Right Turns (No left turns permitted)**

**TE2. Cottonwood Avenue is classified as a Minor Arterial (88’RW/64’CC) per City Standard Plan No. 105A. Any improvements to the roadway shall be per City standards. Communication Conduits and Traffic Signal Interconnect shall be installed along Cottonwood Avenue per City Standard Plan No. 421 as a part of Phase 2.**

**TE3. St. Christopher Lane is classified as a Local Street (56’RW/36’CC) per City Standard Plan No. 108A. Any modifications or improvements undertaken by this project shall be consistent with the City’s standards for this facility.**

**TE4. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City’s Development Code – Design Guidelines and City of Moreno Valley Standard No. 118C for commercial driveway approach. Phased access shall be the following:**

- **Phase 1: Reconstruct existing St. Christopher Lane driveways, construct new St. Christopher Lane driveway at the end of cul-de-sac. Construct new Cottonwood Avenue driveway to align with proposed Watson Way.**

- Phase 2: Remove two existing westerly Cottonwood Avenue Driveways and construct new driveway at approximately 450' from centerline of Perris Boulevard.

TE5. The cul-de-sac at the eastern terminus of St. Christopher Lane shall be designed and constructed per City Standard Plan No. 123 or 124

TE6. Conditions of approval may be modified or added if a revised phasing plan is submitted for this development.

**PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT**

**TE7. Prior to final approval of the street improvement plans for Phase 2, a bus bay per City Standard Plan No. 121 shall be designed for eastbound Cottonwood Avenue, just east of Perris Boulevard.**

TE8. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets with a cross section of 66'/44' and wider.

TE9. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.

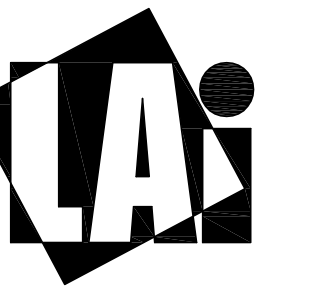
TE10. Prior to final approval of the street improvement plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. 125A, B, C.

**PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL**

**TE11. (CO) Prior to issuance of a Certificate of Occupancy for Phase 2, the improvements identified in conditions TE1, TE2, and TE7 shall be constructed per the approved plans to the satisfaction of the City Engineer.**

**PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM**

TE12. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.



Lord Architecture Inc.  
11650 Iberia Place, Suite 210  
San Diego, California 92128-2455  
858-485-6980 858-485-1510 fax

**ST. CHRISTOPHER CATHOLIC CHURCH**  
**PARISH MASTER PLAN**  
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

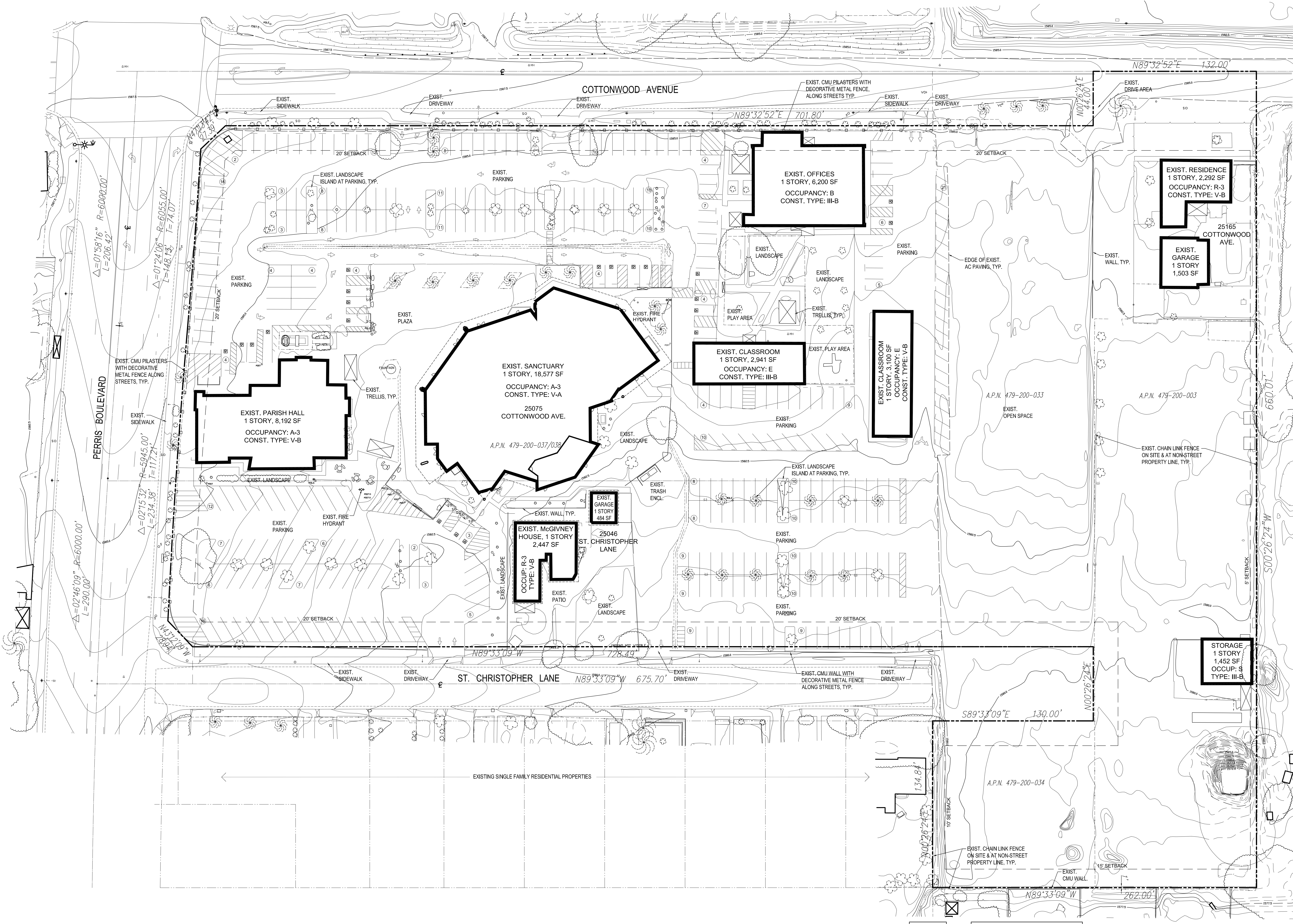
Sheet Title:  
**SITE PLAN - EXISTING TOPOGRAPHIC SURVEY**

Project Architect:  
**BENNETT LORD**

Project Number:  
**10111-101**

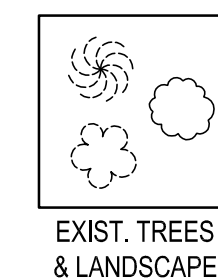
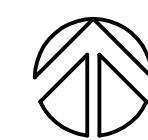
Sheet Number:  
**AS-1.0**

CASE #P12-051



**SITE PLAN - EXISTING TOPOGRAPHIC SURVEY**

1" = 30'-0"



EXISTING PARKING  
PARKING REQUIRED: 321 SPACES  
(BASED ON 964 SANCTUARY ASSEMBLY)  
PARKING PROVIDED: 361 SPACES  
ACCESSIBLE PARKING: 21 SPACES



1 VIEW FROM COTTONWOOD AVENUE LOOKING NORTH AWAY FROM SITE



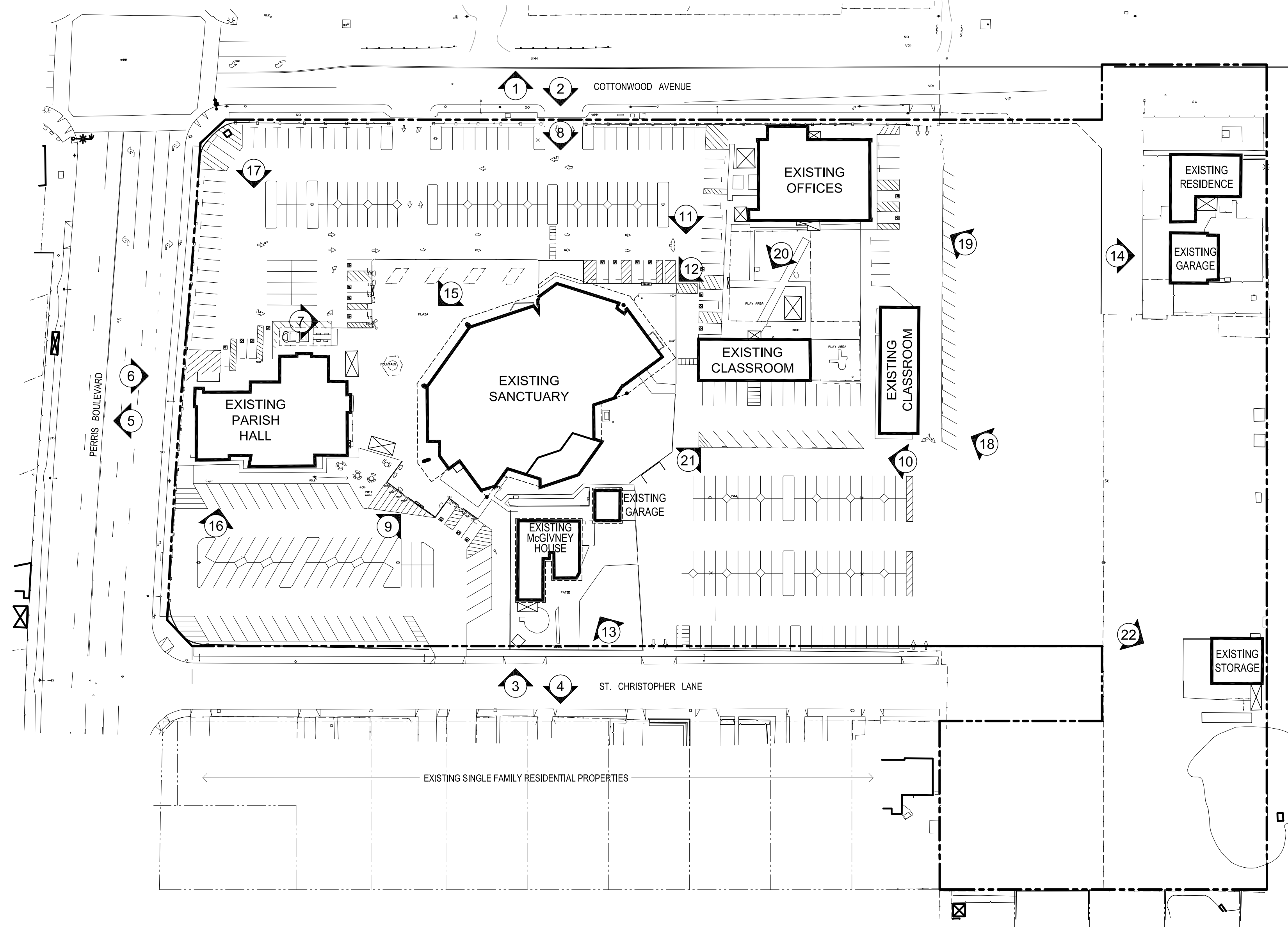
2 VIEW FROM COTTONWOOD AVENUE LOOKING SOUTH TOWARDS SITE



5 VIEW FROM PERRIS BOULEVARD LOOKING WEST AWAY FROM SITE



6 VIEW FROM PERRIS BOULEVARD LOOKING EAST TOWARDS SITE



SITE PLAN - EXISTING PHOTO SURVEY

1" = 60'-0"



7 SANCTUARY

8 SANCTUARY

9 SANCTUARY

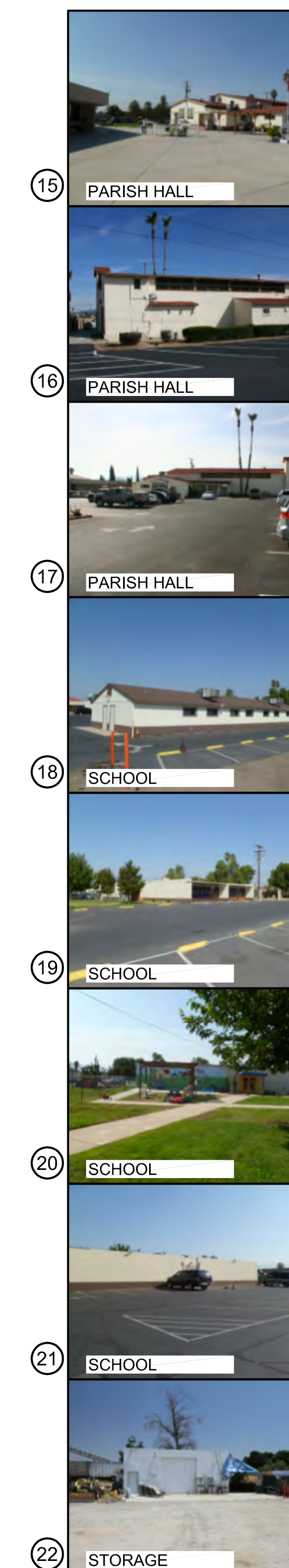
10 SANCTUARY & SCHOOL

11 SANCTUARY

12 SANCTUARY

13 MCGIVNEY HOUSE

14 HOUSE



15 PARISH HALL

16 PARISH HALL

17 PARISH HALL

18 SCHOOL

19 SCHOOL

20 SCHOOL

21 SCHOOL

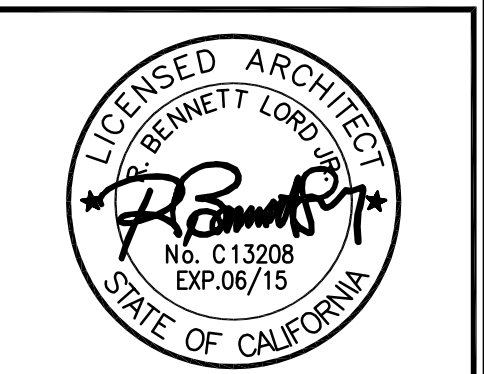
22 STORAGE



3 VIEW FROM ST. CHRISTOPHER LANE LOOKING NORTH TOWARDS SITE



4 VIEW FROM ST. CHRISTOPHER LANE LOOKING SOUTH AWAY FROM SITE



No.	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:  
SITE PLAN  
EXISTING PHOTO SURVEY

Project Number:  
10111-101

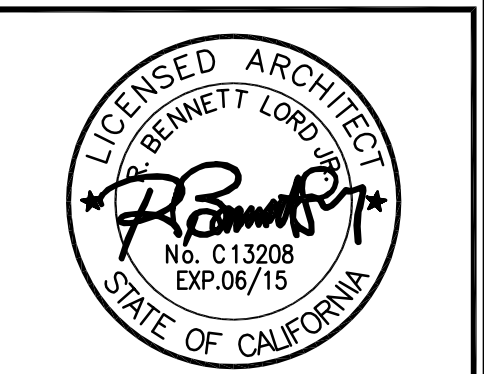
Project Architect:  
BENNETT LORD

Sheet Number:  
AS-1.1



**LAI**  
 Lord Architecture Inc.  
 11650 Iberia Place, Suite 210  
 San Diego, California 92128-2455  
 858-485-6980 858-485-1510 fax

**ST. CHRISTOPHER CATHOLIC CHURCH**  
 PARISH MASTER PLAN  
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.	Issue:	Date:
1	CUP SUBMITTAL #1	04/20/12
2	CUP SUBMITTAL #2	12/10/12
3	CUP SUBMITTAL #3	08/08/13

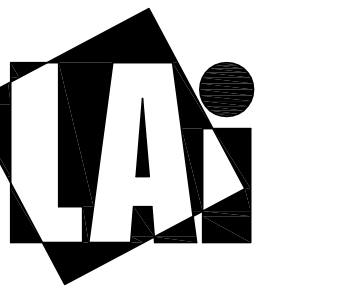
Sheet Title:  
**SITE PLAN  
 EXISTING AERIAL VIEW**

Project Number:  
 10111-101

Project Architect:  
 BENNETT LORD

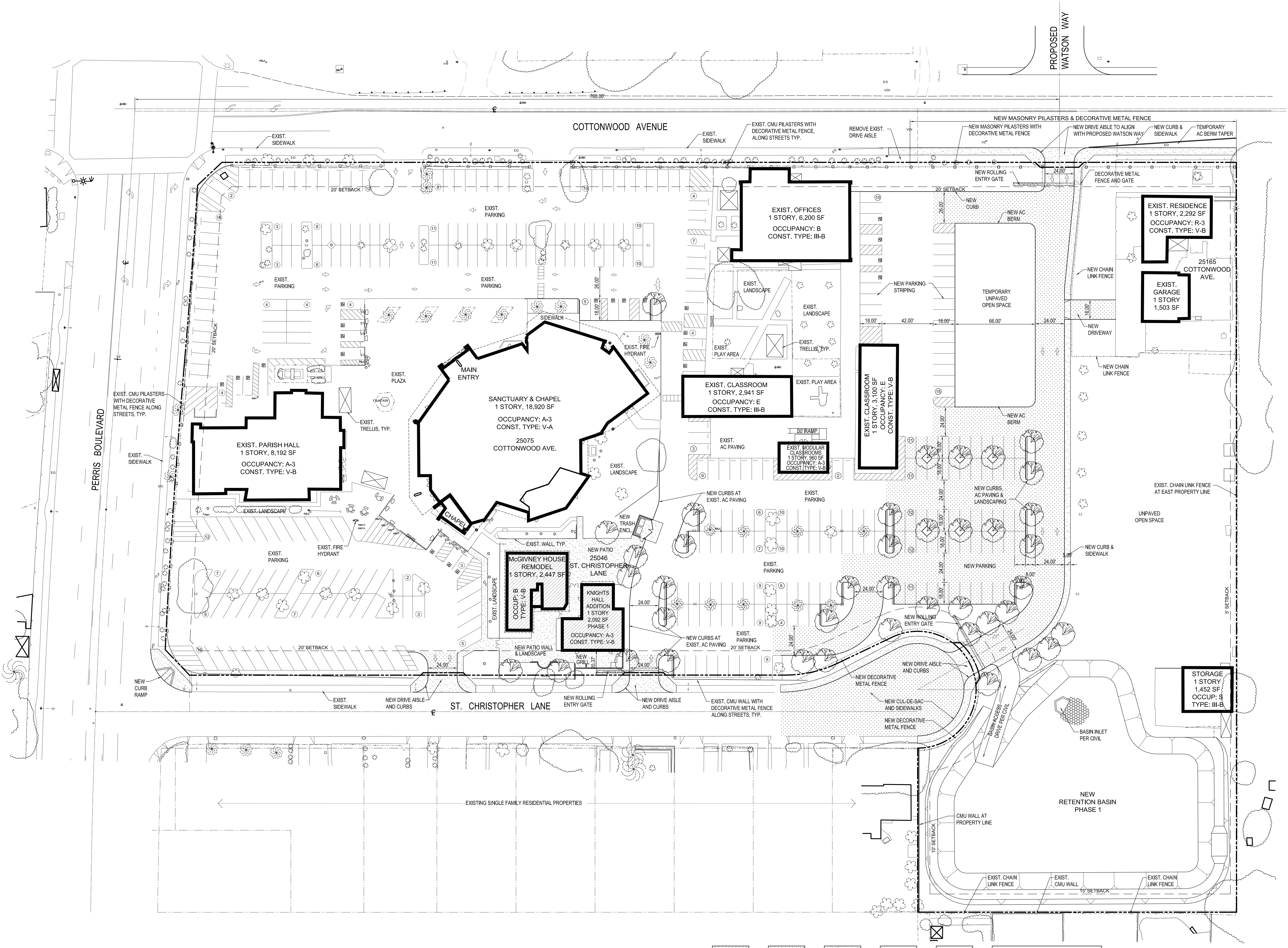
SITE PLAN - EXISTING AERIAL VIEW  
 NO SCALE

Sheet Number:  
**AS-1.2**



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11650 Iberia Place, Suite 210  
San Diego, California 92128-2455  
858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH  
PARISH MASTER PLAN  
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553

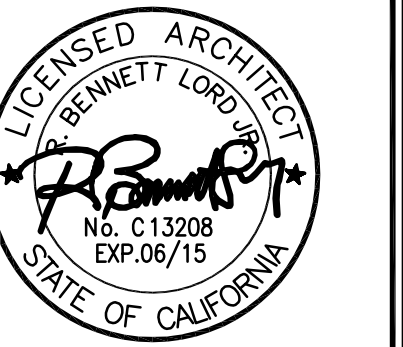


SITE PLAN - PHASE 1  
1" = 30'-0"



- NEW OR REMODELED BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 1 PARKING  
PARKING REQUIRED: 321 SPACES  
(BASED ON 1984 SANCTUARY ASSEMBLY)  
PARKING PROVIDED: 379 SPACES  
ACCESSIBLE PARKING: 23 SPACES



No.:	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

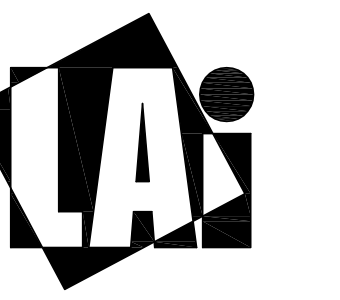
Sheet Title:  
SITE PLAN - PHASE 1  
McGIVNEY HOUSE REMODEL  
& KNIGHTS HALL ADDITION

Project Architect:  
BENNETT LORD

Project Number:  
10111-101

Sheet Number:  
AS-1.3





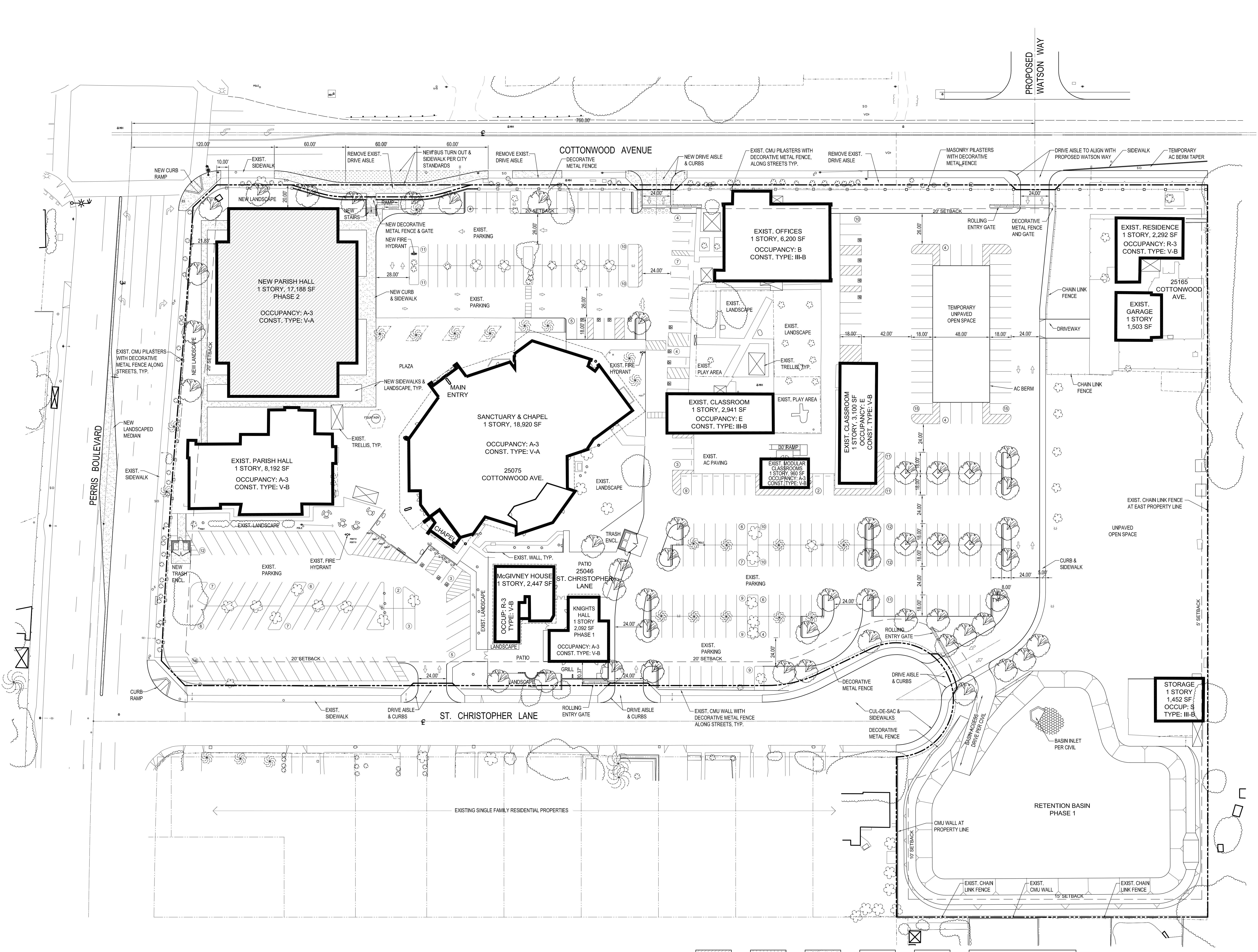
ST. CHRISTOPHER CATHOLIC CHURCH  
PARISH MASTER PLAN  
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



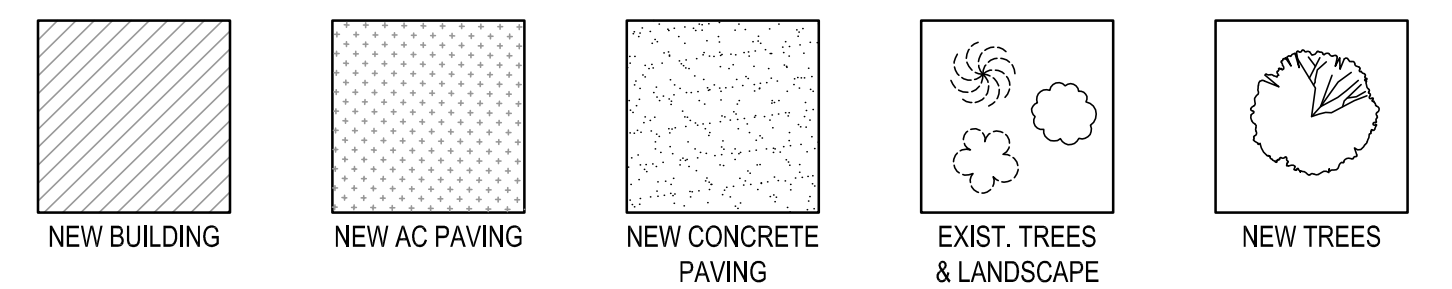
No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

Sheet Title:	SITE PLAN - PHASE 2 NEW PARISH HALL
Project Architect:	BENNETT LORD
Project Number:	10111-101

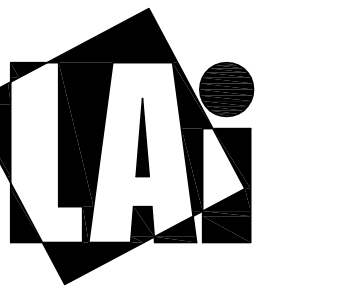
Sheet Number:  
**AS-1.4**



SITE PLAN - PHASE 2  
1" = 30'-0"



PHASE 2 PARKING  
 PARKING REQUIRED: 321 SPACES  
 (BASED ON 1984 SANCTUARY ASSEMBLY)  
 PARKING PROVIDED: 330 SPACES  
 ACCESSIBLE PARKING: 15 SPACES

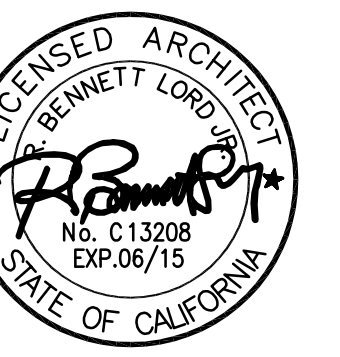


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ST. CHRISTOPHER CATHOLIC CHURCH

PARISH MASTER PLAN

25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.:	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

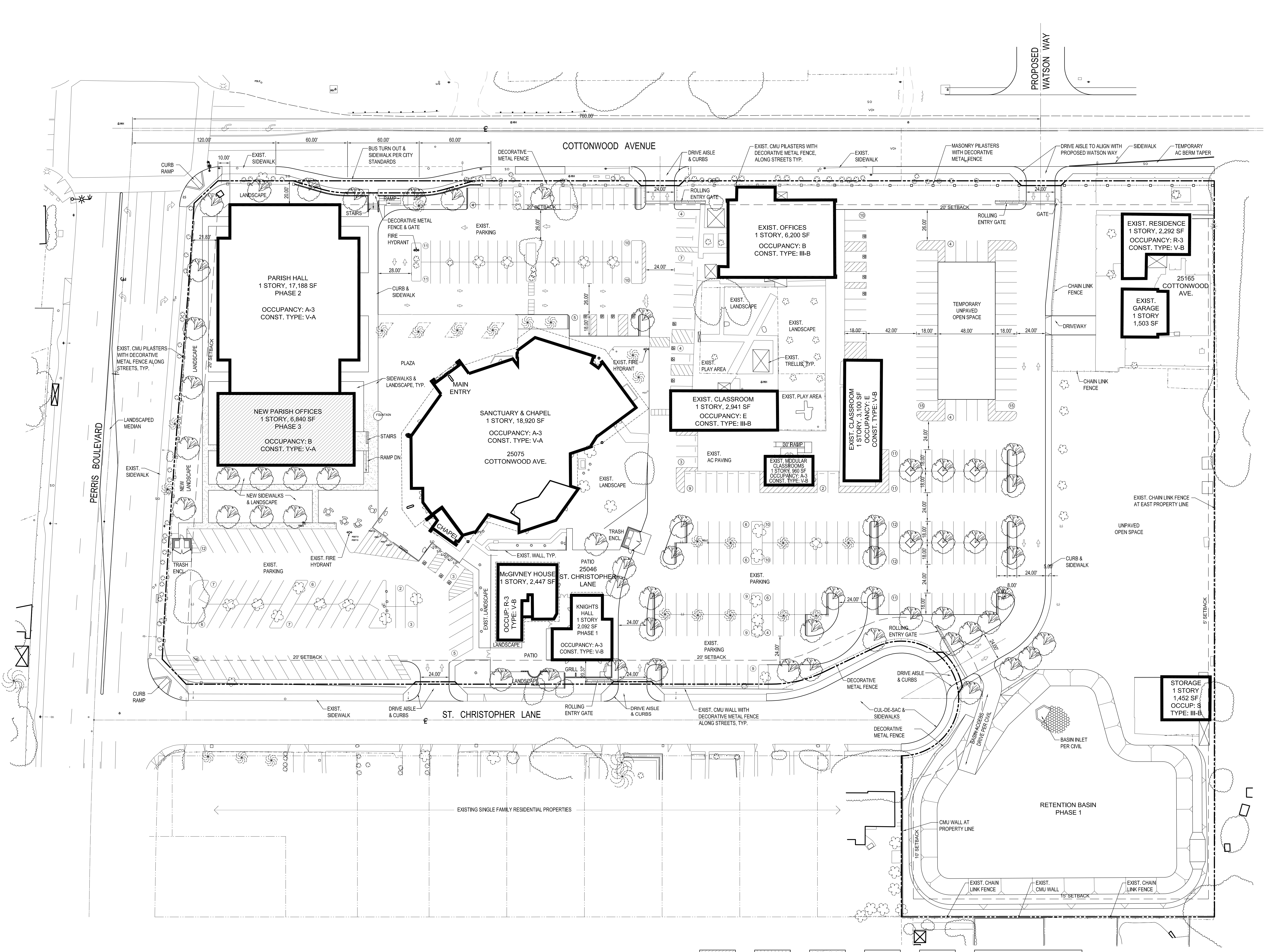
Sheet Title:  
SITE PLAN - PHASE 3  
NEW PARISH OFFICES

Project Architect:  
BENNETT LORD  
Project Number:  
10111-101

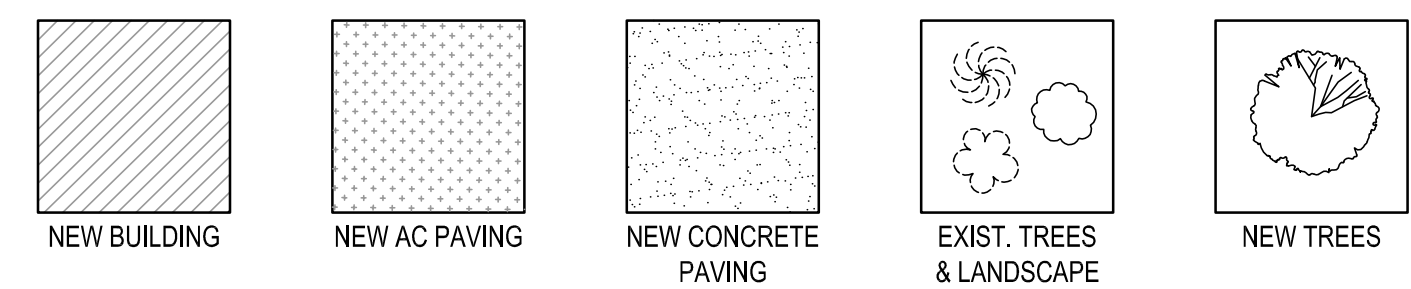
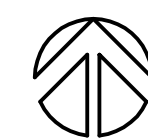
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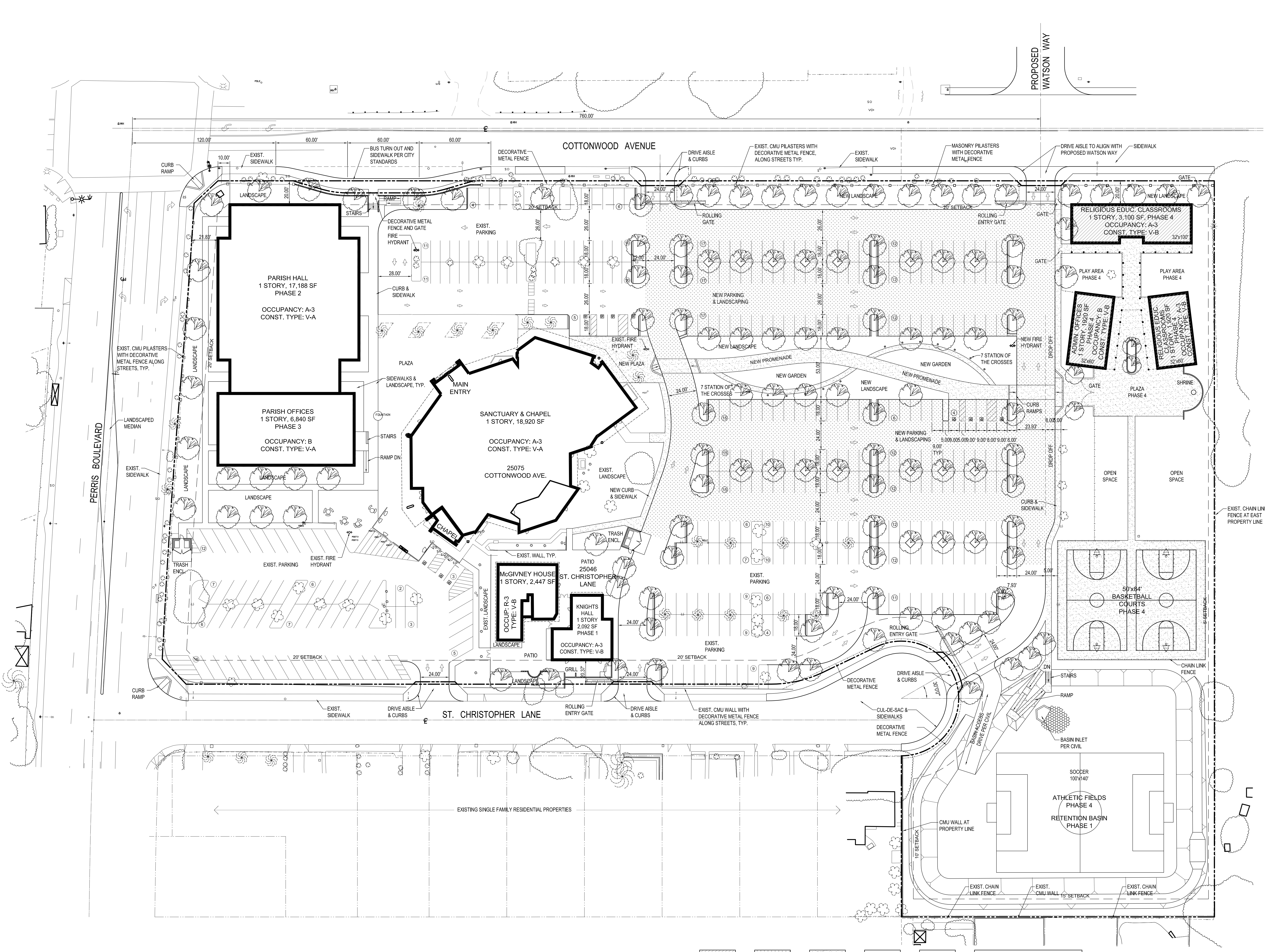
CASE #P12-051



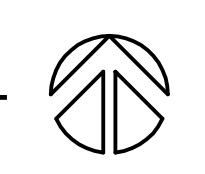
SITE PLAN - PHASE 3  
1" = 30'-0"



PHASE 3 PARKING  
PARKING REQUIRED: 321 SPACES  
(BASED ON 1984 SANCTUARY ASSEMBLY)  
PARKING PROVIDED: 330 SPACES  
ACCESSIBLE PARKING: 15 SPACES

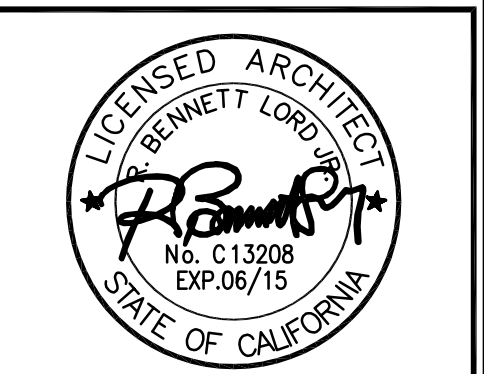


**SITE PLAN - PHASE 4**  
 1" = 30'-0"



- NEW BUILDING
- NEW AC PAVING
- NEW CONCRETE PAVING
- EXIST. TREES & LANDSCAPE
- NEW TREES

PHASE 4 PARKING  
 PARKING REQUIRED: 321 SPACES  
 (BASED ON SANCTUARY ASSEMBLY)  
 PARKING PROVIDED: 305 SPACES  
 ACCESSIBLE PARKING: 11 SPACES



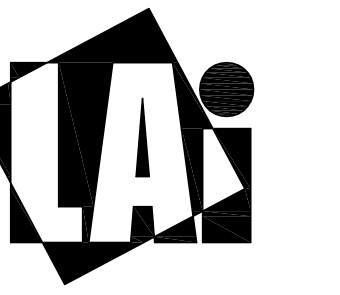
No.:	Issue:	Date:
	CUP SUBMITTAL #1	04/20/12
	CUP SUBMITTAL #2	12/10/12
	CUP SUBMITTAL #3	08/08/13

Sheet Title:  
**SITE PLAN - PHASE 4**  
**NEW CLASSROOM BUILDINGS**

Project Architect:  
**BENNETT LORD**

Project Number:  
 10111-101

Sheet Number:  
**AS-1.6**

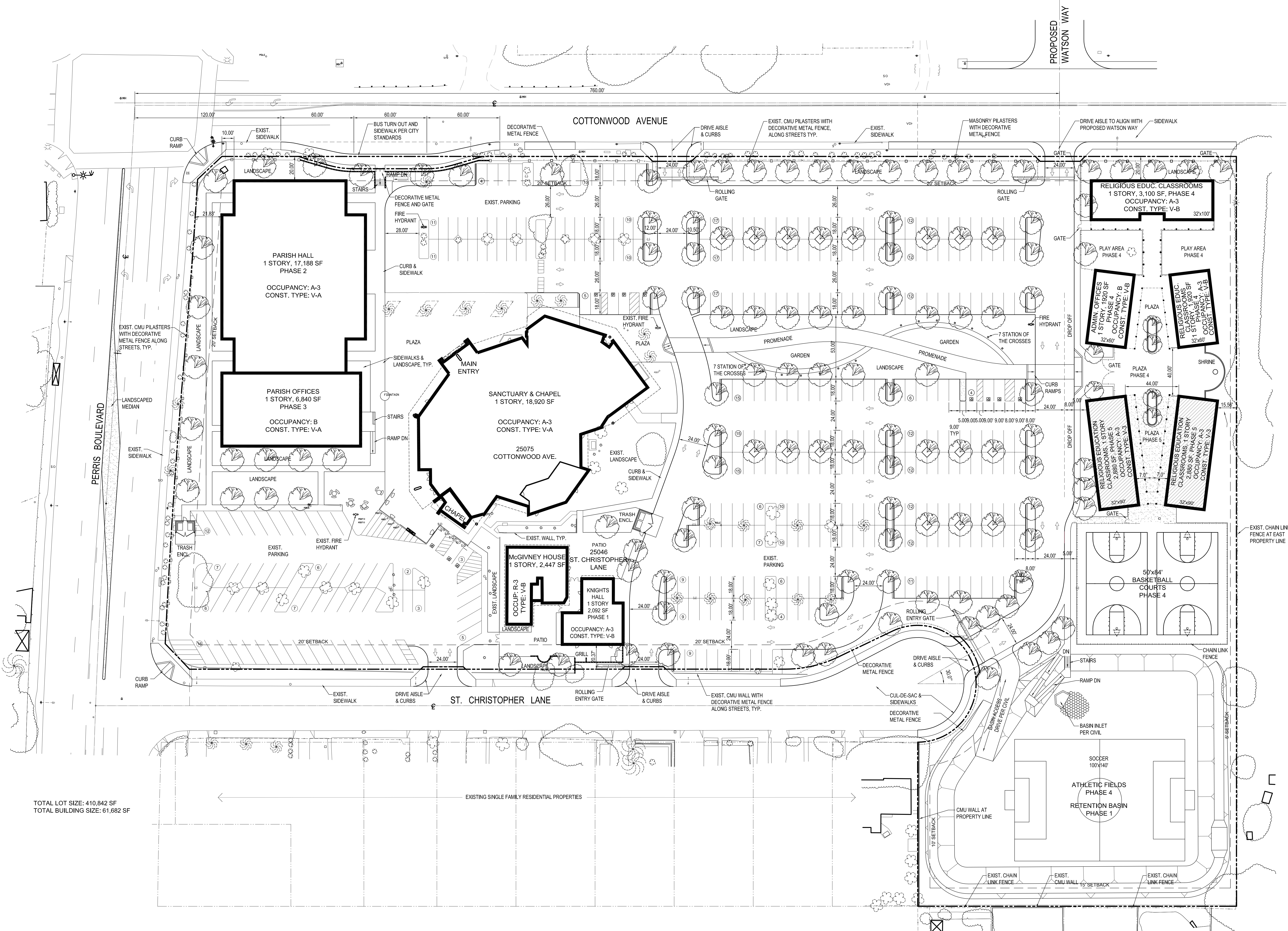


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858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH

PARISH MASTER PLAN

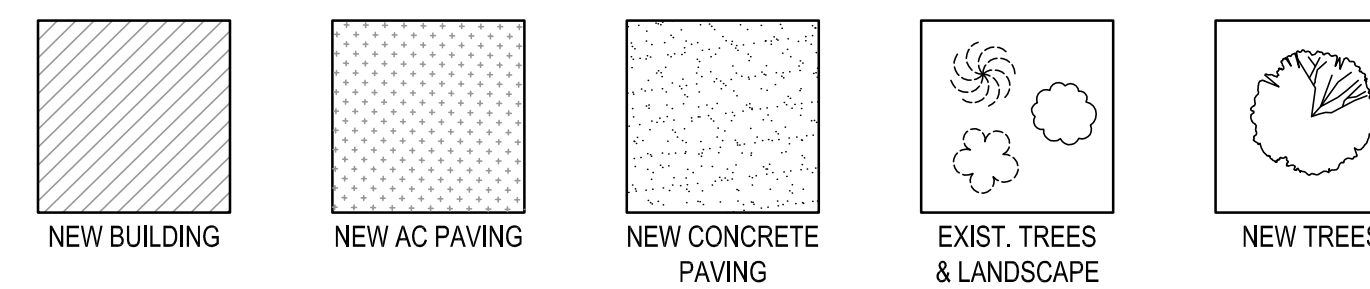
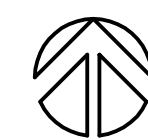
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



TOTAL LOT SIZE: 410,842 SF  
TOTAL BUILDING SIZE: 61,682 SF

MASTER SITE PLAN - PHASE 5

1" = 30'-0"



PHASE 5 PARKING  
PARKING REQUIRED: 321 SPACES  
(BASED ON SANCTUARY ASSEMBLY)  
PARKING PROVIDED: 305 SPACES  
ACCESSIBLE PARKING: 11 SPACES

LOT COVERAGE  
SITE AREA: 410,842 SF (9.43 ACRES)  
BUILDING AREA: 60,167 SF = 14.6%  
LANDSCAPE AREA: 121,966 SF = 29.7%  
OPEN AREA: 228,689 SF = 55.7%



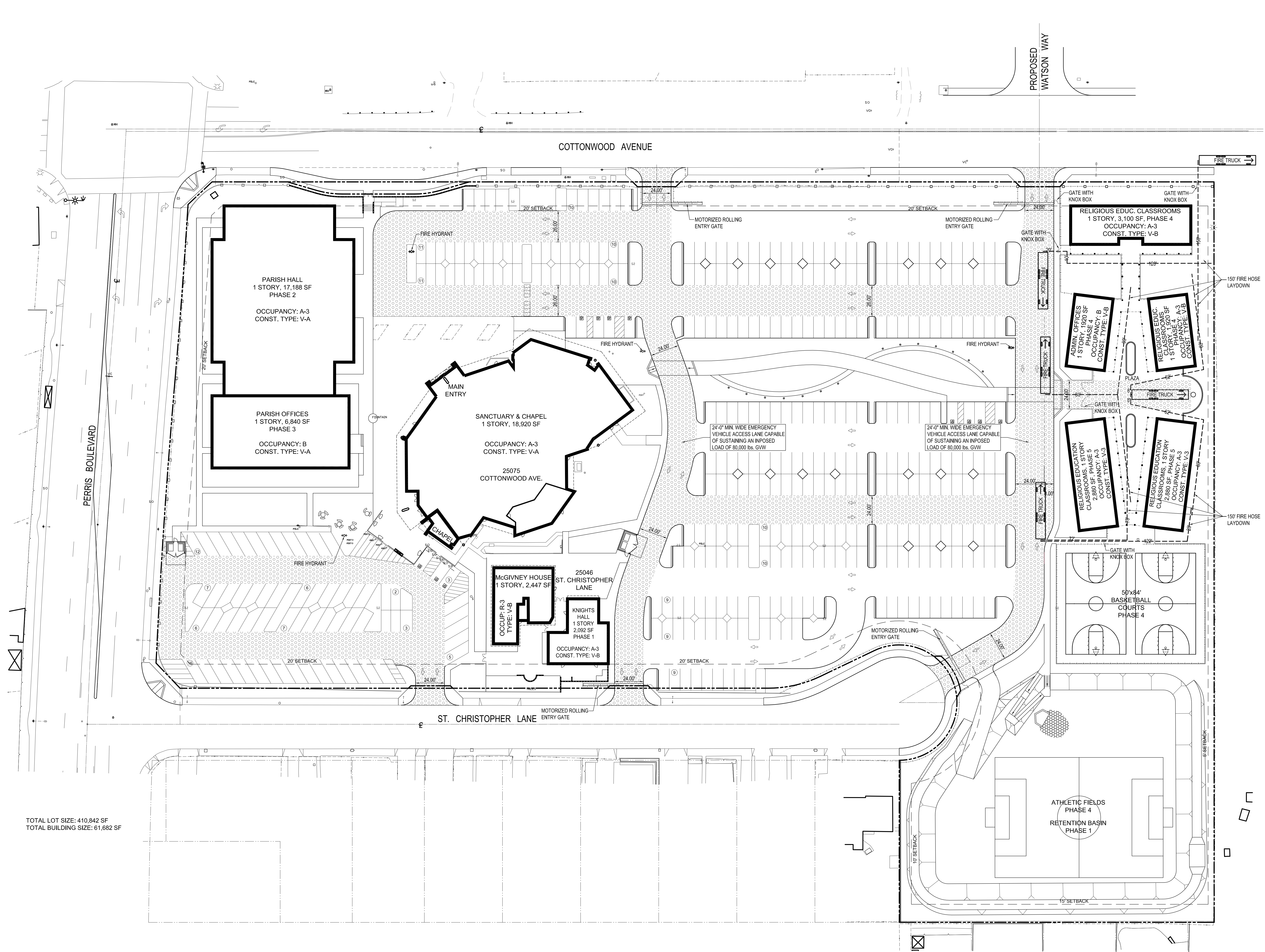
No.:	Issue:	Date:
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:  
**MASTER SITE PLAN - PHASE 5  
NEW CLASSROOM BUILDINGS**

Project Architect:  
**BENNETT LORD**

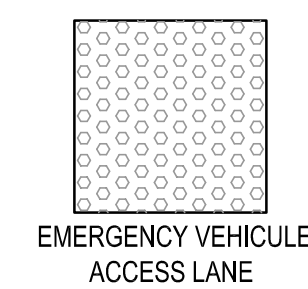
Project Number:  
**10111-101**

Sheet Number:  
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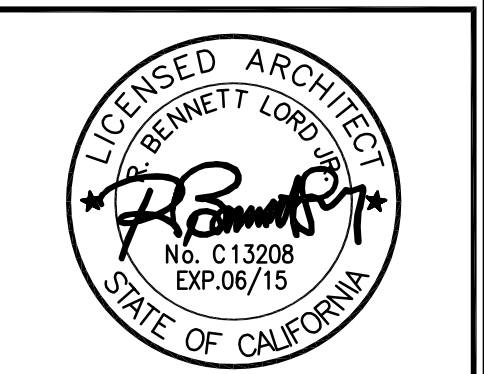


TOTAL LOT SIZE: 410,842 SF  
 TOTAL BUILDING SIZE: 61,682 SF

FIRE ACCESS SITE DIAGRAM - PHASE 5  
 1" = 30'-0"



**ST. CHRISTOPHER CATHOLIC CHURCH**  
 PARISH MASTER PLAN  
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA 92553



No.:	Issue:	Date:
	CUP SUBMITTAL #3	08/08/13

Sheet Title:	FIRE ACCESS SITE DIAGRAM PHASE 5
Project Number:	10111-101
Project Architect:	BENNETT LORD

Sheet Number:  
**AS-1.8**

# PRELIMINARY GRADING PLAN FOR SAINT CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CALIFORNIA

JMS ENGINEERS, INC. APRIL 2013

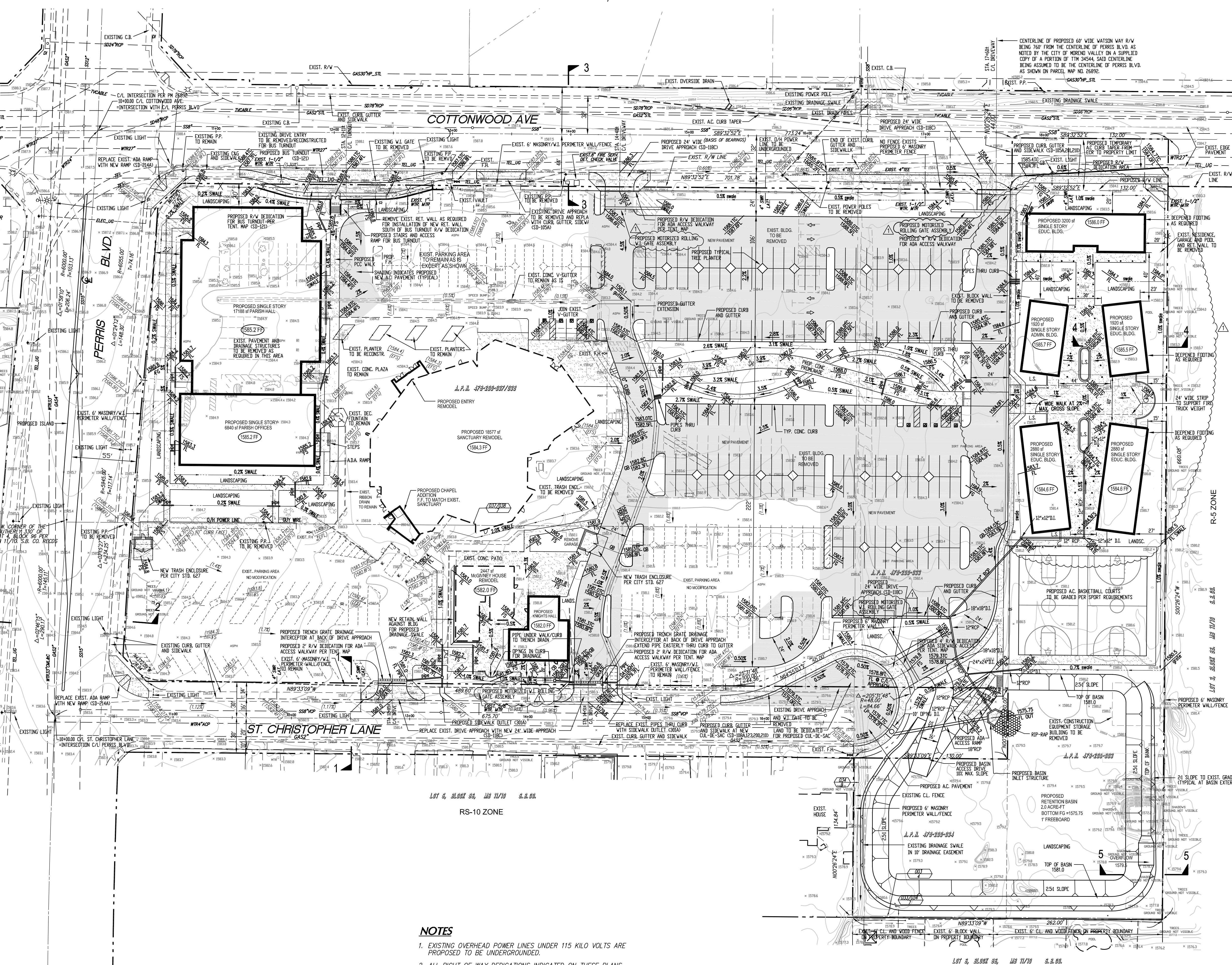


VICINITY MAP  
NO SCALE

- EXISTING EASEMENTS:**  
APN 479-200-003
- LOCATION: EASEMENT NOT PLOTTABLE
  - GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 10-28-60  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
  - RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES  
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.  
LOCATION: NOT PLOTTABLE
  - GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT  
PURPOSE: INGRESS, EGRESS, CONDUITS  
RECORDED: 03-04-55, O.R. 1702/467, 552, 559  
03-29-59, INSTR. NO. 24049  
11-12-69, INSTR. NO. 115832  
LOCATION: NOT PLOTTABLE
  - GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 02-15-59, O.R. 2472/276  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
  - GRANTED TO: SOUTHERN CALIFORNIA EDISON CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 04-05-80, INSTR. NO. 123961  
ALSO SHOWN ON PM 180/81  
LOCATION: CENTERLINE OF 8' WIDE EASEMENT (SEE PLAN)
  - RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES  
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.  
LOCATION: NOT PLOTTABLE
  - GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT  
PURPOSE: INGRESS, EGRESS, CONDUITS  
RECORDED: 03-04-55, O.R. 1702/467, 552, 559  
03-29-59, INSTR. NO. 24049  
11-12-69, INSTR. NO. 115832  
LOCATION: NOT PLOTTABLE
  - GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 10-28-60  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
  - GRANTED TO: CITY OF MORENO VALLEY  
PURPOSE: DRAINAGE  
RECORDED: 10-30-88, INSTR. NO. 386035  
LOCATION: SEE PLAN

**LEGEND AND ABBREVIATIONS**

- PROPOSED SWALE/FLOW DIRECTION
- 1585.0 SPOT ELEVATION FROM AERIAL SURVEY (000.0)
- INDICATES EXISTING ELEVATION
- A.D.A. AMERICANS WITH DISABILITY ACT
- ADMIN. ADMINISTRATION
- A.C. ASPHALTIC CONCRETE
- A.P.N. ASSESSORS PARCEL NO.
- B.O.W. BACK OF WALK
- B.L.D.G. BUILDING
- C.B. CATCH BASIN
- C.L. CENTER LINE
- C.L. CHAIN LINK
- DI DRAINAGE INLET/DROP INLET
- DP DRAIN PIPE
- E EAST
- E.U.T.I.C. ELECTRIC (UTILITY LINE)
- ENCL. ENCLOSURE
- EXIST. EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- F.H. FIRE HYDRANT
- FS FINISHED SURFACE
- FL FLOWLINE
- G GAS
- GB GRADE BREAK
- GTR GUTTER
- HP HIGH POINT
- HP HIGH PRESSURE
- LP LOW POINT
- LS LANDSCAPING
- MB MAP BOOK (COUNTY RECORDS)
- MTR METER
- N NORTH
- N.W. NORTHWEST
- PP POWER POLE
- P/L PROPERTY LINE
- PROP. PROPOSED
- R RADIIUS
- R.C.P. REINFORCED CONCRETE PIPE
- RS RESIDENTIAL
- RETAIN. RETAINING
- R/W RIGHT OF WAY
- S SOUTH
- S or SS SEWER (UTILITY LINE)
- SD STORM DRAIN
- SD STANDARD DETAIL (CITY OF MORENO VALLEY)
- S.B. CO. SAN BERNARDINO COUNTY
- SQ SQUARE FEET
- STA STATION (STREET CENTERLINE)
- STL STEEL
- T TANGENT
- TEL TELEPHONE
- TEL TELEPHONE CONDUIT (UTILITY LINE)
- TV TELEVISION CONDUIT
- TC TOP OF CURB
- TYP. TYPICAL
- UG UNDERGROUND
- W WEST
- W.U.T.I.C. WATER (UTILITY LINE)
- WTR WATER
- W.I. WROUGHT IRON
- 1585 FT INDICATES FINISH FLOOR ELEV.



- NOTES**
- EXISTING OVERHEAD POWER LINES UNDER 115 KILO VOLTS ARE PROPOSED TO BE UNDERGROUND.
  - ALL RIGHT OF WAY DEDICATIONS INDICATED ON THESE PLANS WILL BE EXECUTED BY A PROPOSED TENTATIVE MAP OR SEPARATE INSTRUMENTS.
  - ROOF DRAINS FROM NEW BUILDINGS SHALL BE DIRECTED TO LANDSCAPED AREAS, NOT DIRECTLY TO PARKING LOTS.
  - PROPOSED TRAFFIC MEDIAN IN PARRIS BOULEVARD SHALL BE PER TRAFFIC ENGINEER STUDY.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITY INFRASTRUCTURE WAS OBTAINED BY A DILIGENT SEARCH FOR AND EXAMINATION OF FOUND HISTORICAL PLANS AND DOCUMENTS. NO DOCUMENTATION WAS FOUND FOR ON-SITE UTILITY INFRASTRUCTURE AND SERVICE CONNECTIONS AND NO SUCH DOCUMENTATION IS BELIEVED TO BE IN EXISTENCE. SEWER AND WATER LATERALS SHOWN WERE PLOTTED PER INFORMATION FURNISHED BY EASTERN MUNICIPAL WATER DISTRICT. THE LOCATIONS AS SHOWN ARE APPROXIMATE, ACTUAL LOCATIONS MAY VARY.

**UTILITY LINES AND SOME STREET INFRASTRUCTURE SHOWN ARE DEPICTED ACCORDING TO THE FOLLOWING PLANS:**

- RIVERSIDE COUNTY FLOOD CONTROL: PROJECT 4-0-285, DWG. SET 4-61  
PROJECT 88-64, DWG. SET 4-613
- EASTERN MUNICIPAL WATER DISTRICT: PROJECT P-4-4204, SD-1327, SHT. 28 OF 84
- CITY OF MORENO VALLEY: TRACT NO. 32018 SEWER AND WATER PLANS, W.O.11-090  
COTTONWOOD AVE. PROJECT NO. 12-4167528, SHT. 3 OF 4  
ST. CHRISTOPHER LANE PROJECT P.U.P. 40338, DATED 12-16-91  
PREPARED BY DAVID EVANS AND ASSOCIATES, INC.

**PRELIMINARY TITLE REPORTS**  
BY CHICAGO TITLE COMPANY AS FOLLOWS:

ORDER NUMBER: 710101356-00 (DATED: DEC. 13, 2010)  
ORDER NUMBER: 710101361-00 (DATED: DEC. 21, 2010)  
ORDER NUMBER: 710101686-00 (DATED: DEC. 28, 2010)

**LEGAL DESCRIPTION:**  
PORTIONS OF LOT 3 AND 4 IN BLOCK 96 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1, AS RECORDED IN MAP BOOK 11, PAGE 10, SAN BERNARDINO COUNTY RECORDS.  
APNOS: 479-200-003, 033, 034, 037, 038

**TOPOGRAPHY:**  
COMPILED BY DIGITAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY (W.O. #11-012) IN FEB. 2011 BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. (APS) 647 MAIN STREET, SUITE 1A RIVERSIDE, CALIFORNIA 92501 (951) 686-5103

**SITE INFORMATION:**  
SITE ADDRESS: 25075 COTTONWOOD AVENUE MORENO VALLEY, CA 92553  
GROSS AREA: 9.51 ACRES  
NET AREA: 9.43 ACRES  
DISTURBED AREA: 6.02 ACRES

**GENERAL PLAN:**  
APN 479-200-037/038 MIXED USE  
APN 479-200-003, 033, 034 RESIDENTIAL

**ZONING:**  
APN 479-200-037/038 0 (OFFICE DISTRICT)  
APN 479-200-003, 033, 034 RS10 (RESIDENTIAL DISTRICT)

**FEMA FLOODZONE:**  
FEMA PANEL 06083C0761G  
ZONE: X

**UTILITY PROVIDERS:**  
SEWER & WATER: EASTERN MUNICIPAL WATER DISTRICT  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
CABLE TV: TIME WARNER CABLE  
SOLID WASTE: WASTE MANAGEMENT OF INLAND VALLEY  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON, AT&T

**SCHOOL DISTRICT:**  
MORENO VALLEY UNIFIED SCHOOL DISTRICT

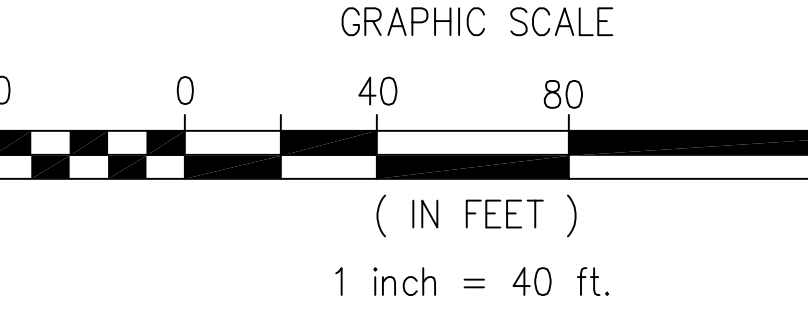
**APPLICANT/OWNER:**  
THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO  
25075 COTTONWOOD AVENUE  
MORENO VALLEY, CA 92553  
TEL: (909) 475-5300

**MAP PREPARATION BY:**  
JMS ENGINEERS, INC.  
14845 SAN JACINTO DRIVE  
MORENO VALLEY, CALIFORNIA 92555  
TEL: (760) 413-6093

J.M. SANCHEZ JR. R.C.E. 30846

**EARTHWORK QUANTITIES**

RAW DATA ONLY:  
CUT: 7200 CUBIC YARDS  
FILL: 7200 CUBIC YARDS



**DRAWING INDEX**

- C-1. TITLE SHEET, NOTES, VICINITY MAP
- C-2. RIGHT OF WAY AND PROPERTY LINE SECTIONS

**NOTE:**  
FOR SECTION DETAILS, SEE SHEET NO. C-2

BENCH MARK	BASIS OF BEARING	REVIEW BY CITY STAFF	OFFICE	INITIAL	DATE																							
BENCH MARK ON SW CORNER OF COTTONWOOD AVE. AND PARRIS BLVD. 62.5 FEET WEST OF PARRIS BLVD. 64 FEET SOUTH OF COTTONWOOD AVE. 4 FEET EAST OF THE NORTHEAST CORNER OF CONCRETE BUILDING OF EMDW PUMP STATION. A STANDARD DISK SET IN CONC. POST 1 FOOT SOUTH OF A MARKER POST AND 4 INCHES ABOVE GROUND MARKED M-76. RESET 1972. ELEV. 1585.292 FEET	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COTTONWOOD AVENUE, BEING N 89°32'52" W AS SHOWN ON PARCEL MAP NO. 26892, RECORDED IN PARCEL MAP BOOK 180 AT PAGES 80 AN 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	<table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>CEV</th> <th>MOV</th> <th>EDUC</th> <th>BLDG.</th> <th>REVISE</th> <th>ENTRANCE</th> <th>NOTES</th> <th>AND</th> <th>DWG</th> <th>NDS</th> </tr> </thead> <tbody> <tr> <td>8-09-13</td> <td>CEV</td> <td>MOV</td> <td>EDUC</td> <td>BLDG.</td> <td>REVISE</td> <td>ENTRANCE</td> <td>NOTES</td> <td>AND</td> <td>DWG</td> <td>NDS</td> </tr> </tbody> </table>	MARK	DATE	CEV	MOV	EDUC	BLDG.	REVISE	ENTRANCE	NOTES	AND	DWG	NDS	8-09-13	CEV	MOV	EDUC	BLDG.	REVISE	ENTRANCE	NOTES	AND	DWG	NDS	PRINCIPAL ENGINEER ENTERPRISE SERVICES		
MARK	DATE	CEV	MOV	EDUC	BLDG.	REVISE	ENTRANCE	NOTES	AND	DWG	NDS																	
8-09-13	CEV	MOV	EDUC	BLDG.	REVISE	ENTRANCE	NOTES	AND	DWG	NDS																		

PLANNING	TRANSPORTATION	PARKS AND RECREATION	LAND DEVELOPMENT

REC.	APPR.	DATE

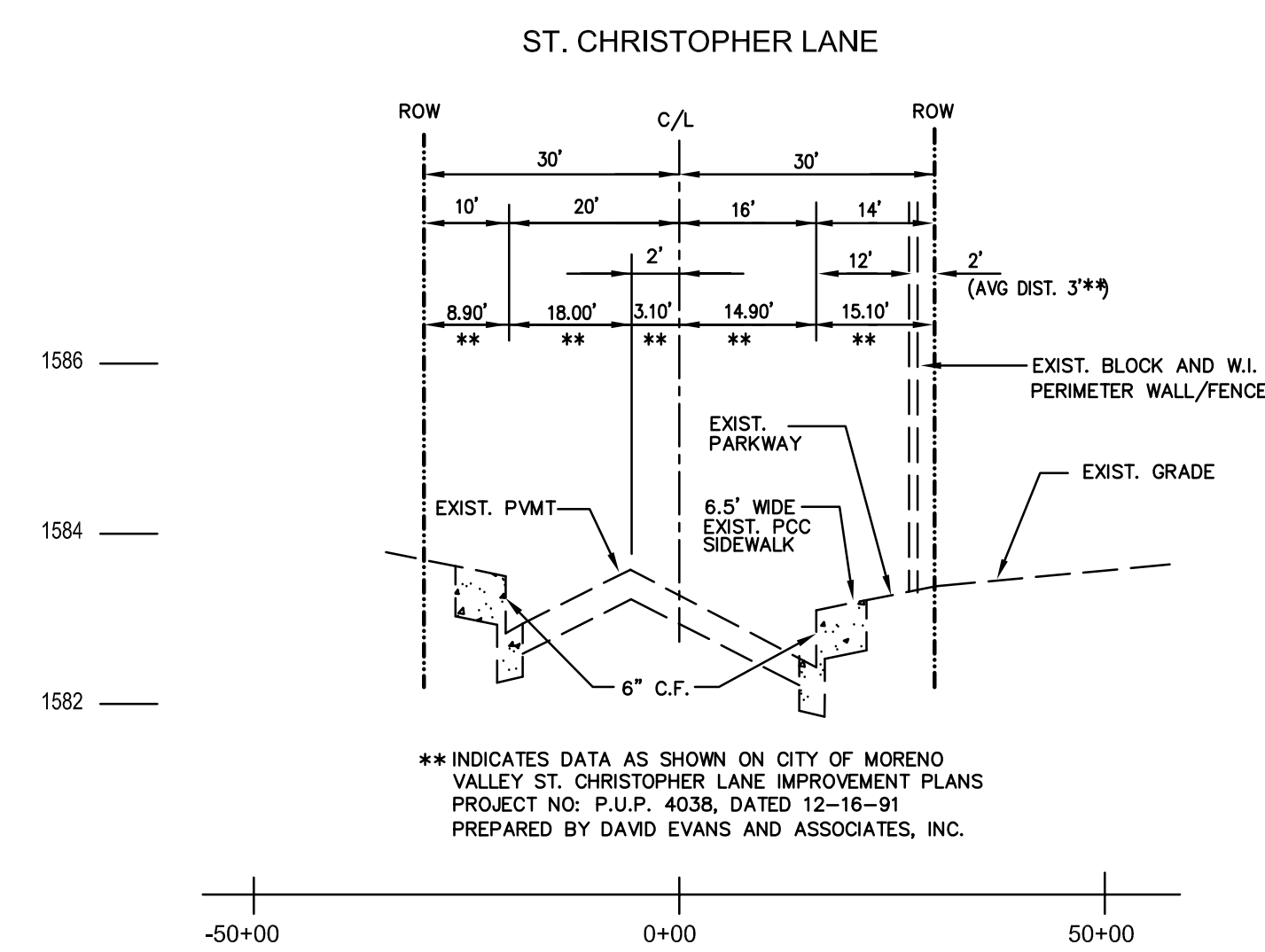
**JMS ENGINEERS, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
14845 San Jacinto Drive, Moreno Valley, California 92555  
e-mail: jms.engineer@gmail.com phone: 760.413.6093  
UNDER THE SUPERVISION OF:  
J.M. SANCHEZ JR. DATE: R.C.E. #30846 (EXP. 03/31/2014)

**CITY OF MORENO VALLEY**  
**PRELIMINARY GRADING PLAN**  
**FOR ST. CHRISTOPHER CATHOLIC CHURCH**  
**MORENO VALLEY, CA**

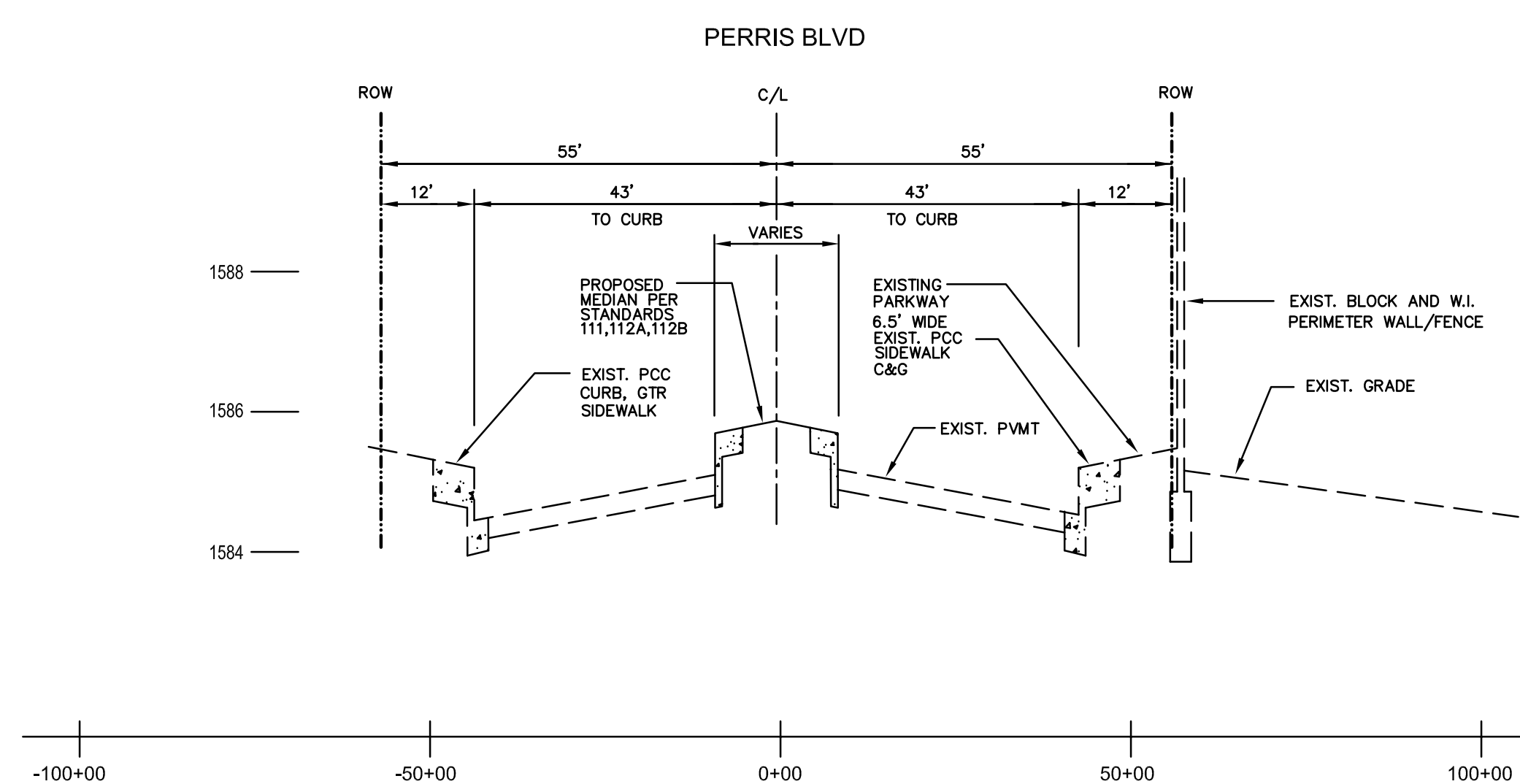
ACCT. NO.	SHEET C-1 OF 2	CITY CASE NO. P12-051

# PRELIMINARY GRADING PLAN FOR SAINT CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CALIFORNIA

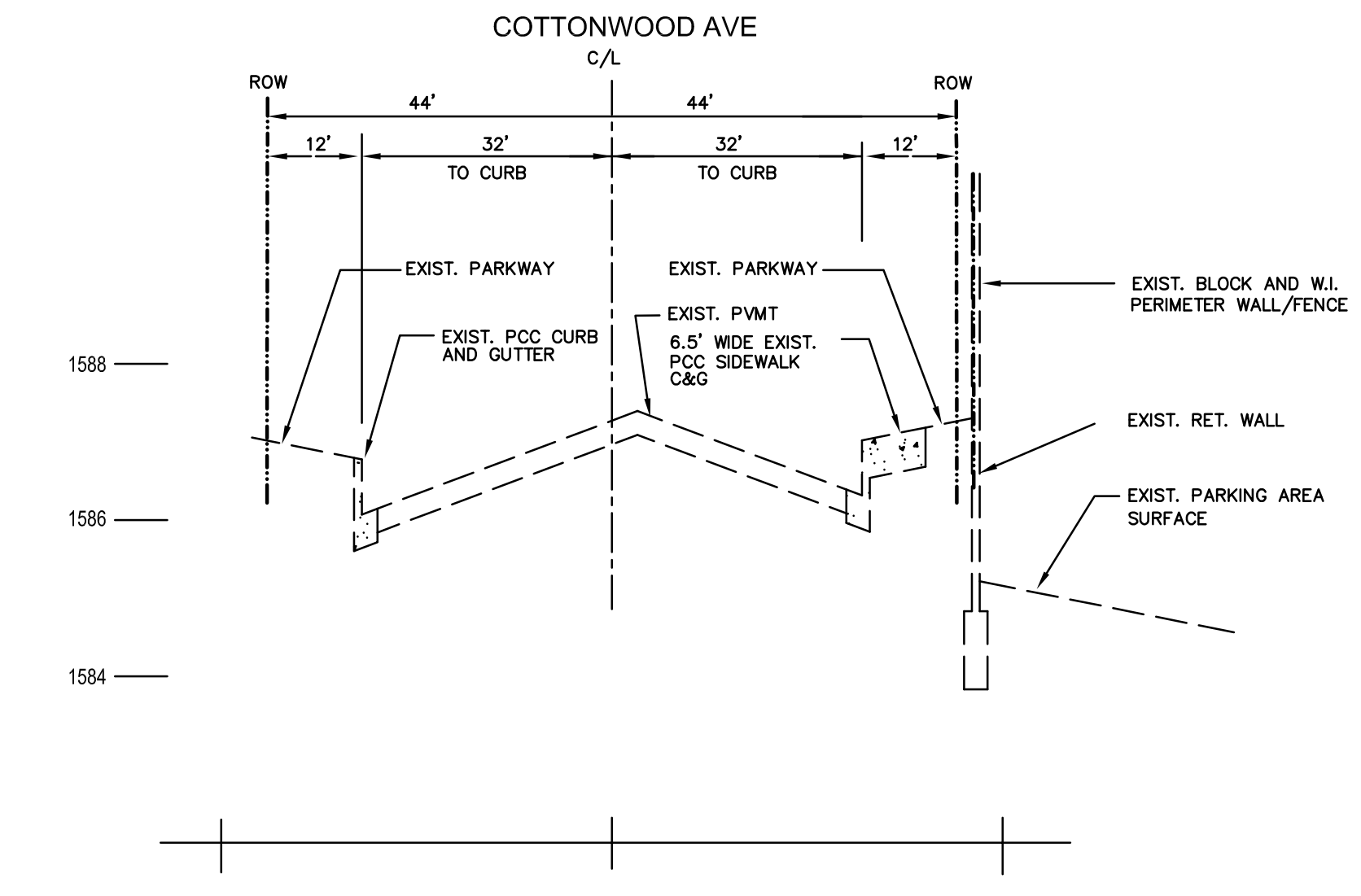
JMS ENGINEERS, INC.      APRIL 2013



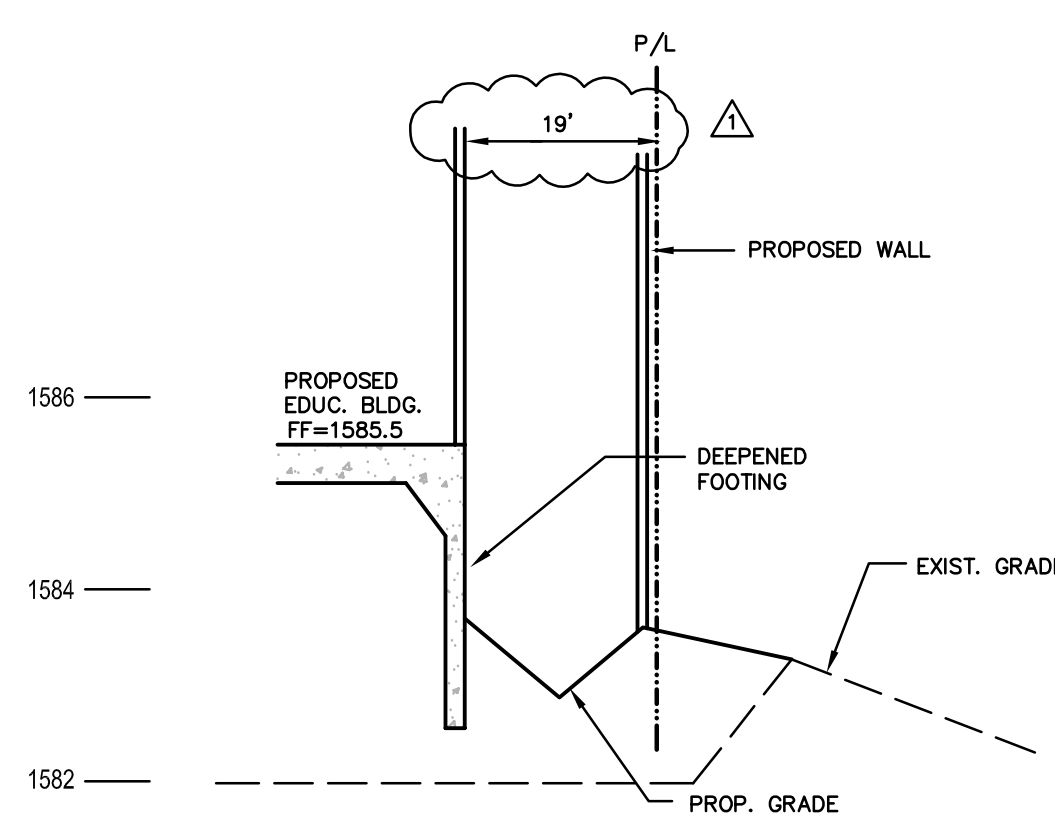
**SECTION 1-1**  
HORIZ. 1"=20'  
VERT. 1"= 2'



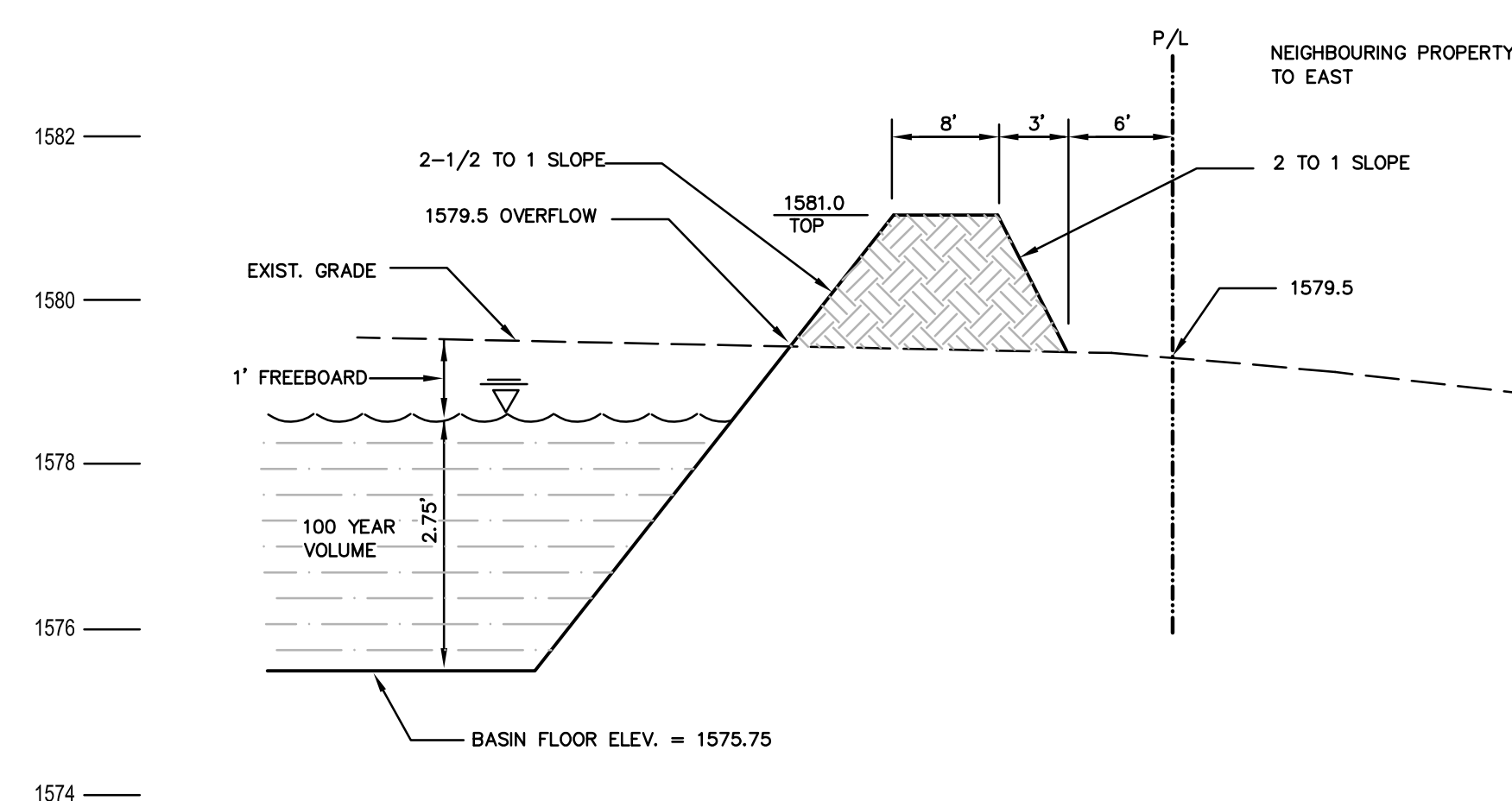
**SECTION 2-2**  
HORIZ. 1"=20'  
VERT. 1"= 2'



**SECTION 3-3**  
HORIZ. 1"=20'  
VERT. 1"= 2'





**SECTION 4-4**  
HORIZ. 1"=20'  
VERT. 1"= 2'



**SECTION 5-5**  
NO SCALE

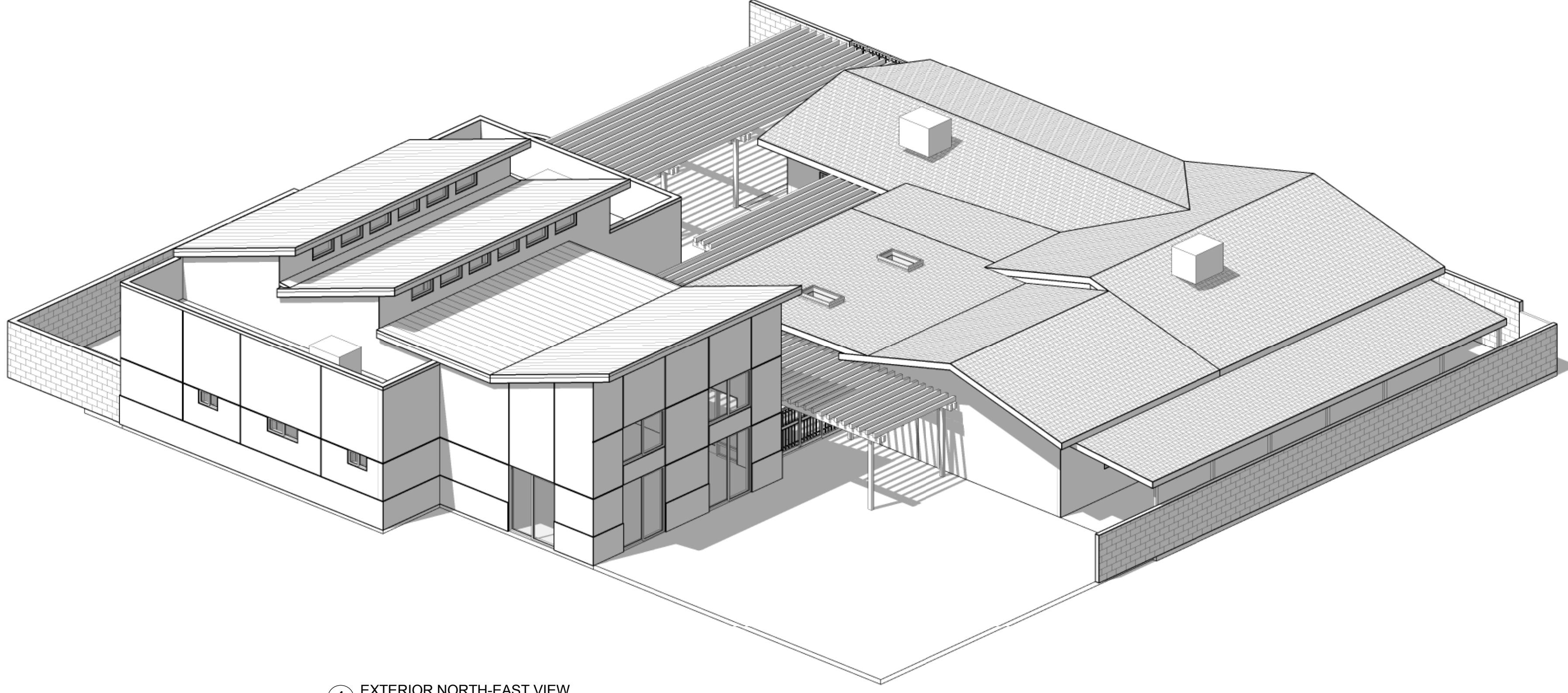
*NOTE*  
SEE SHEET **C-1** FOR SECTION LOCATIONS

BENCH MARK	BASIS OF BEARING	REVIEW BY CITY STAFF					
BENCH MARK ON SW CORNER OF COTTONWOOD AVE. AND PERRIS BLVD. 62.5 FEET WEST OF PERRIS BLVD. 64 FEET SOUTH OF COTTONWOOD AVE. 4 FEET EAST OF THE NORTHEAST CORNER OF CONCRETE BUILDING OF EWMO PUMPING STATION. A STANDARD DISK SET IN CONC. POST 1 FOOT SOUTH OF A MARKER POST AND 4 INCHES ABOVE GROUND MARKED M-76. RESET 1972. ELEV. 1588.292 FEET	THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COTTONWOOD AVENUE, BEING N 89°32'52" W AS SHOWN ON PARCEL MAP NO. 26892, RECORDED IN MAP BOOK 180 AT PAGES 80 AN 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	OFFICE PRINCIPAL ENGINEER ENTERPRISE SERVICES PLANNING TRANSPORTATION PARKS AND RECREATION LAND DEVELOPMENT	INITIAL	DATE			
			8-09-13	CEV	SECTION 4-4 REVISION PER SHEET C-1		
			MARK			REC.	APPR.
			E.D.R.		REVISION		
						<b>CITY OF MORENO VALLEY</b> <b>PRELIMINARY GRADING PLAN</b> <b>FOR ST. CHRISTOPHER CATHOLIC CHURCH</b> <b>MORENO VALLEY, CA</b>	
						SHEET <b>C-2</b> OF <b>2</b>	CITY CASE NO. <b>P12-051</b>

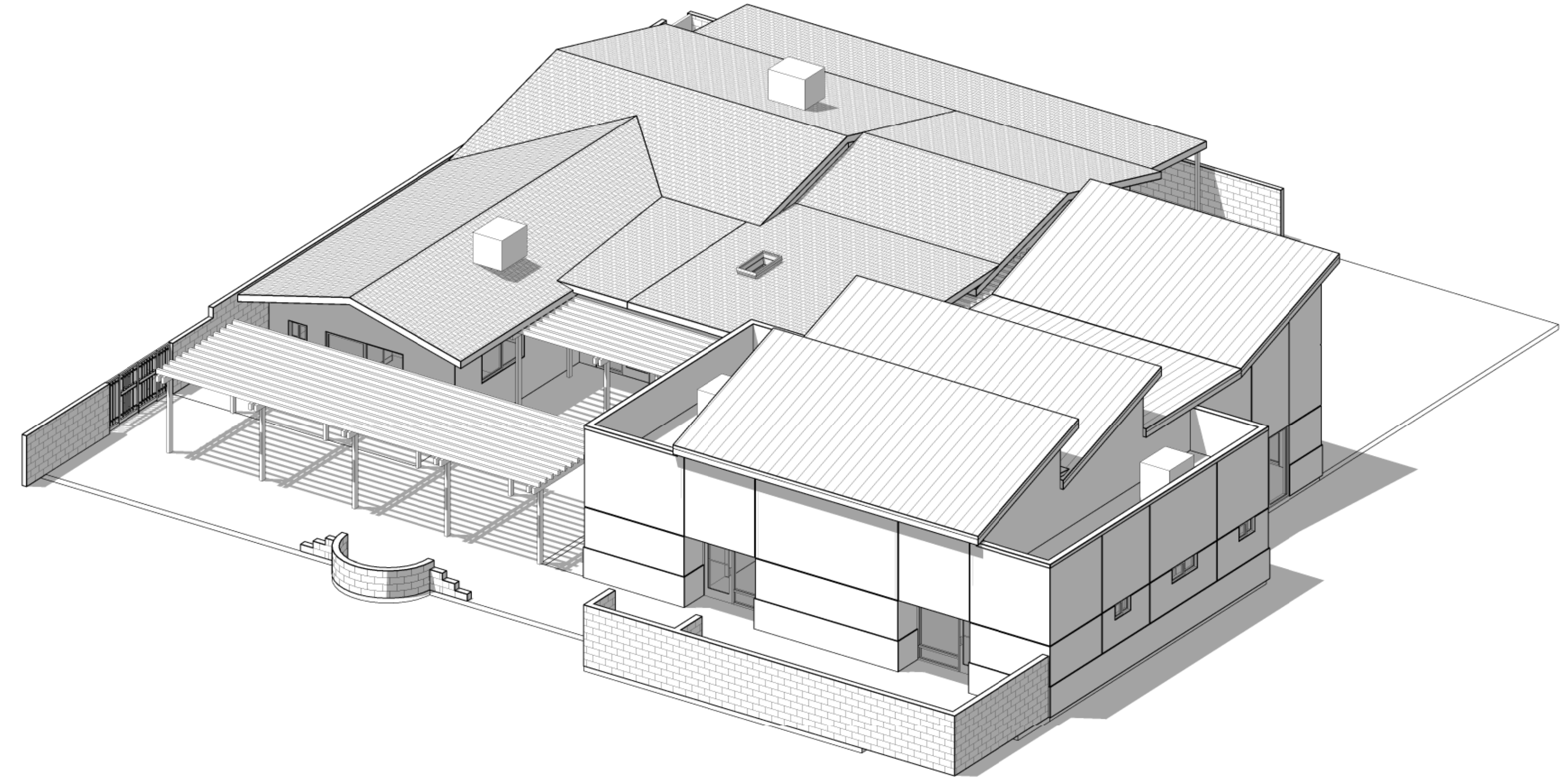


Lord Architecture Inc.  
 11650 Iberia Place, Suite 210  
 San Diego, California 92128-2455  
 858-485-6980 858-485-1510 fax

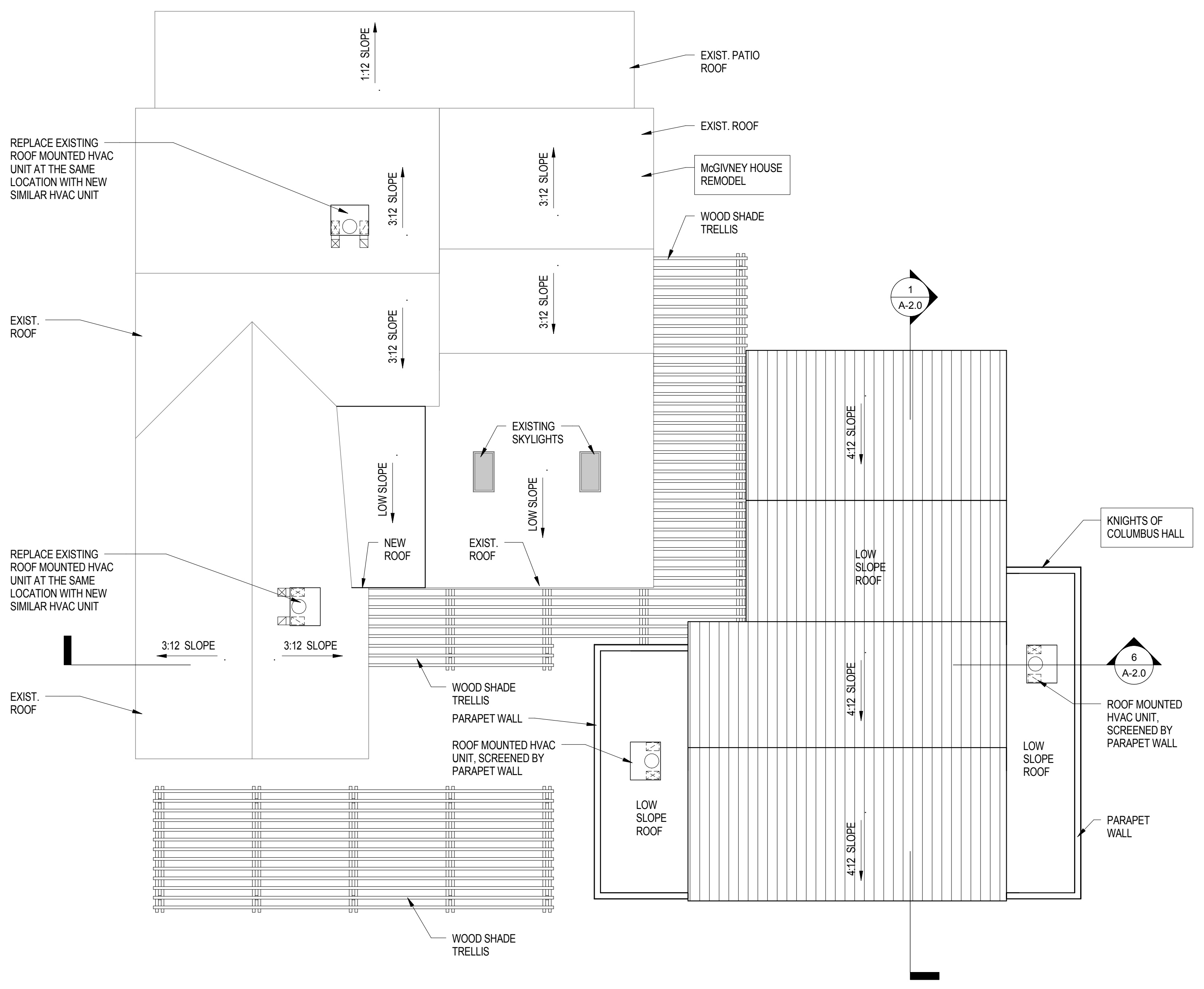
**ST. CHRISTOPHER CATHOLIC CHURCH**  
**PARISH MASTER PLAN**  
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA



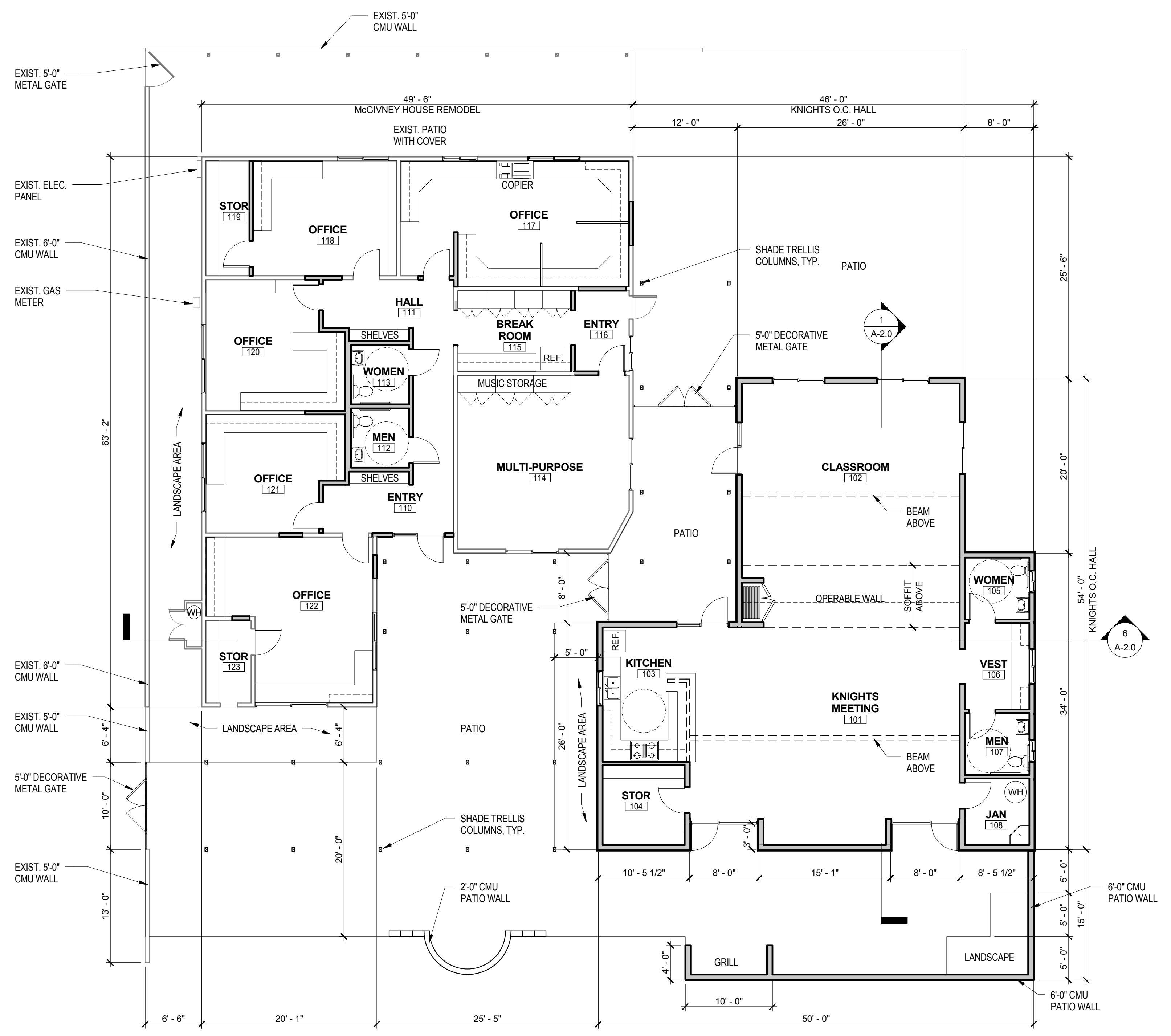
4 EXTERIOR NORTH-EAST VIEW



3 EXTERIOR SOUTH-EAST VIEW



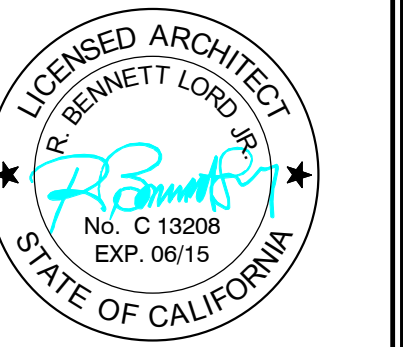
2 ROOF PLAN - MCGIVNEY HOUSE/KNIGHTS O.C. HALL  
 1/8" = 1'-0"



1 FLOOR PLAN - MCGIVNEY HOUSE/KNIGHTS O.C. HALL  
 1/8" = 1'-0"



-112-



Issue Schedule		
No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:  
**MCGIVNEY HOUSE REMODEL**  
**KNIGHTS OF COLUMBUS HALL**  
**FLOOR PLAN & ROOF PLAN**  
**PERSPECTIVE VIEWS**

Project Architect:  
 Project Number:  
 10111-101

Sheet Number:

**A-1.0**

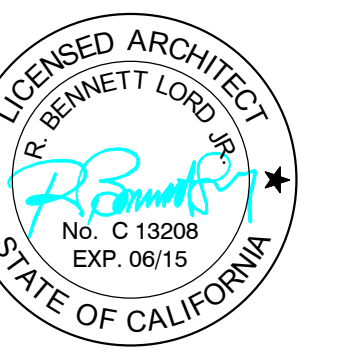
CASE #P12-051





Lord Architecture Inc.  
11650 Iberia Place, Suite 210  
San Diego, California 92128-2455  
858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH  
PARISH MASTER PLAN  
25075 COTTONWOOD AVENUE, MORENO VALLEY, CA



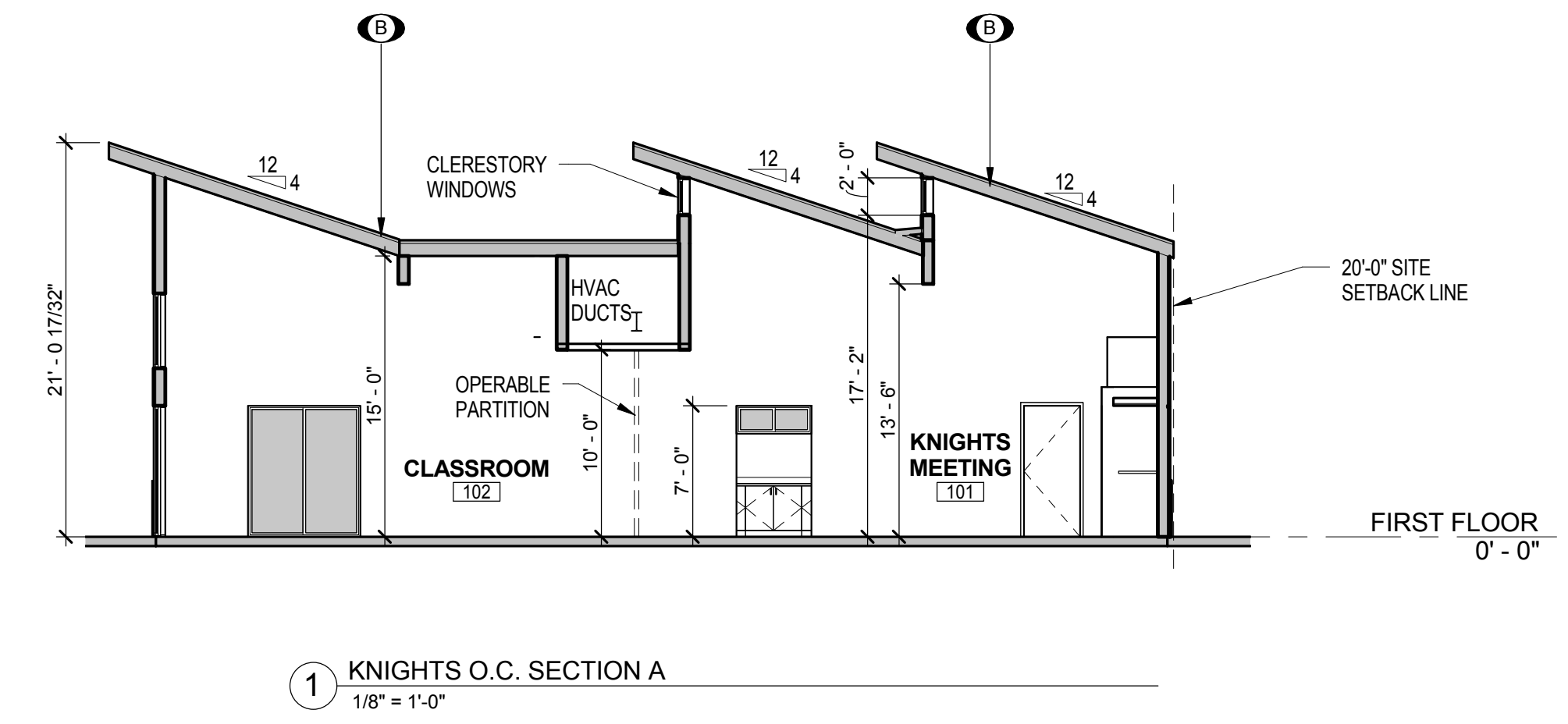
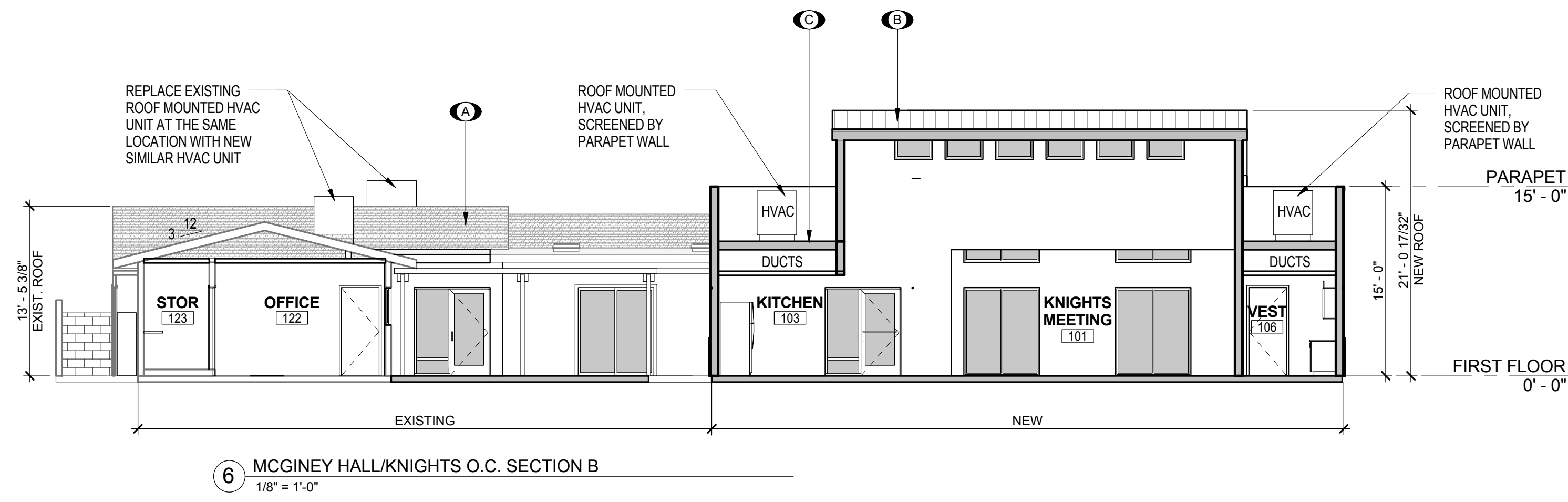
Issue Schedule		
No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

Sheet Title:  
MCGIVNEY HOUSE REMODEL  
KNIGHTS OF COLUMBUS HALL  
EXTERIOR ELEVATIONS  
BUILDING SECTIONS  
Project Architect:  
Project Number:  
10111-101

Sheet Number:

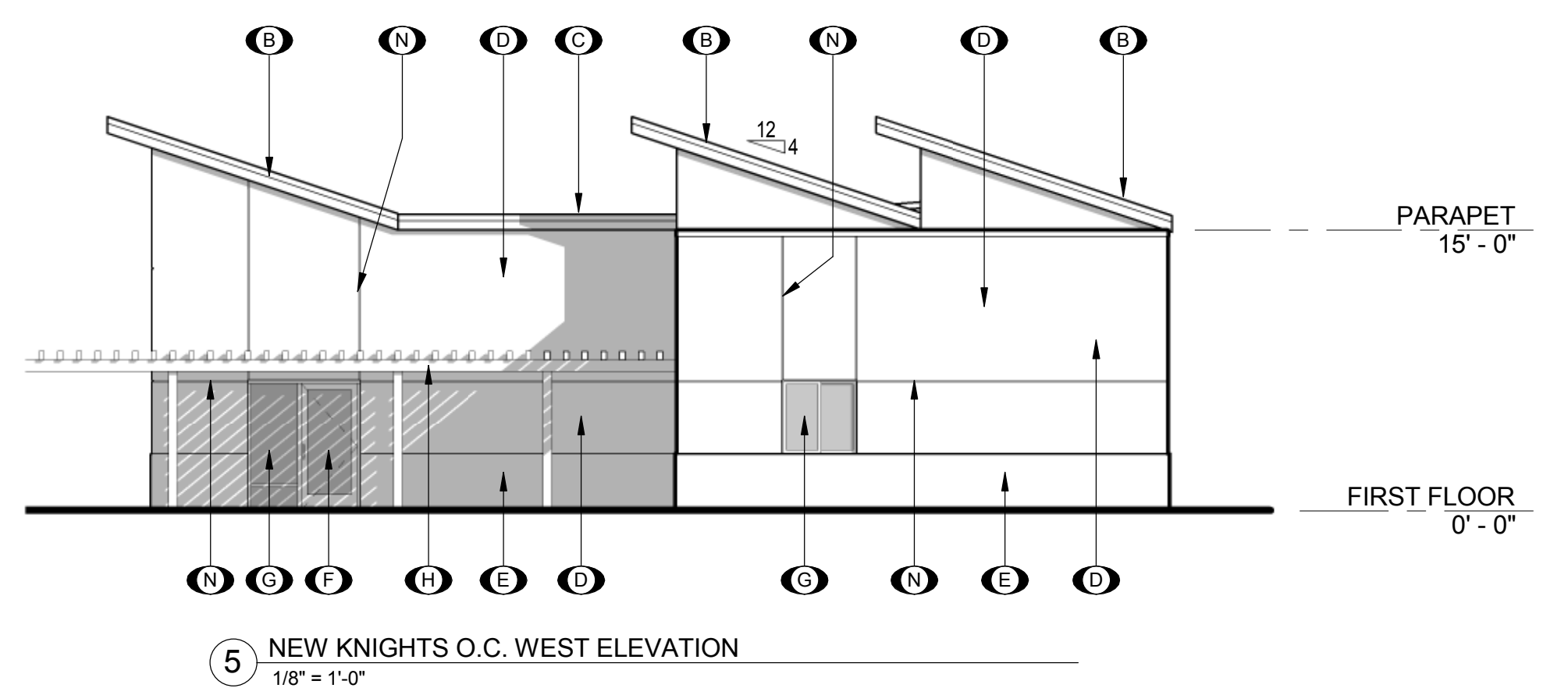
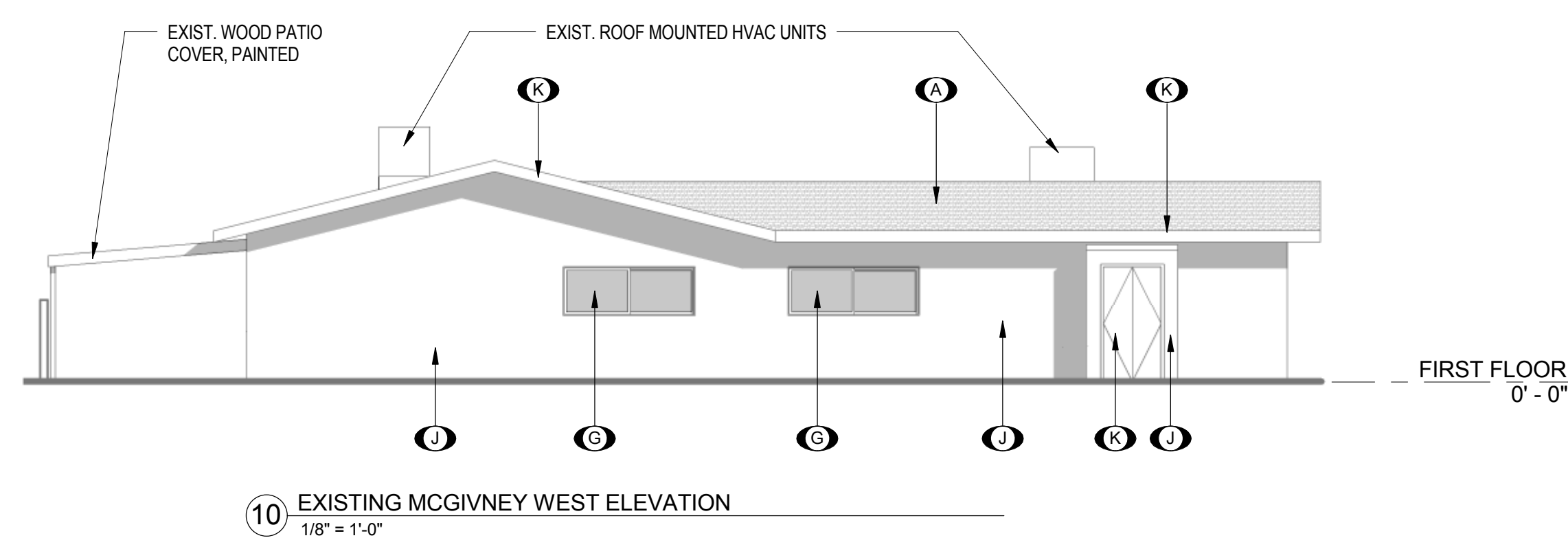
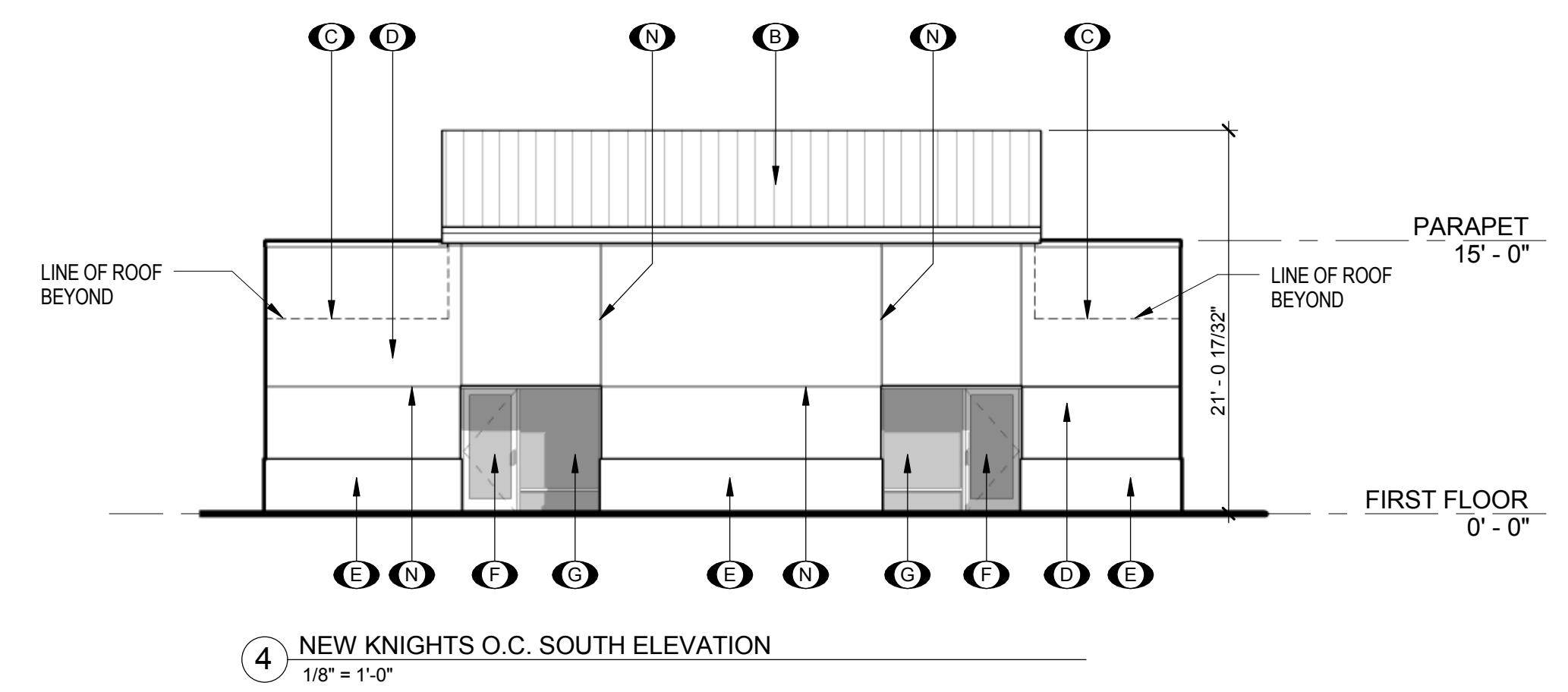
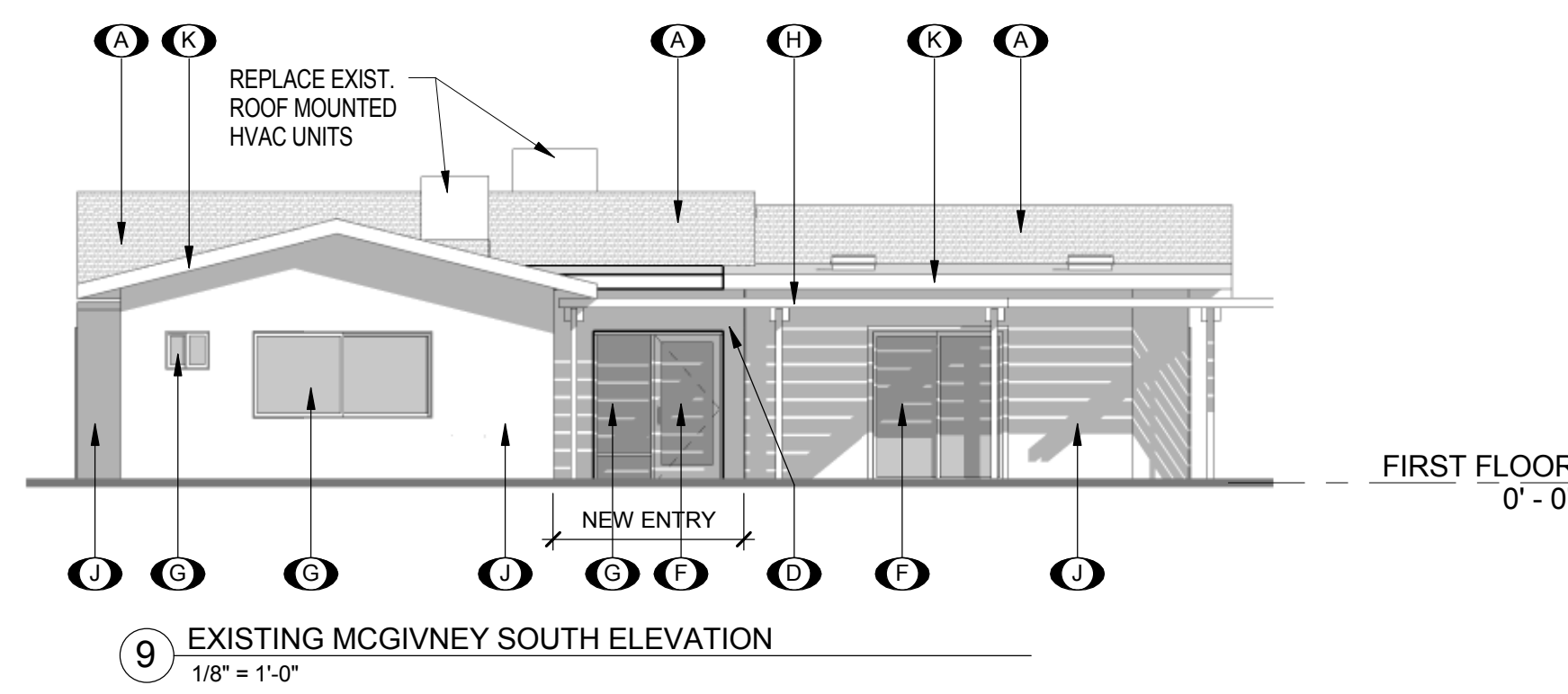
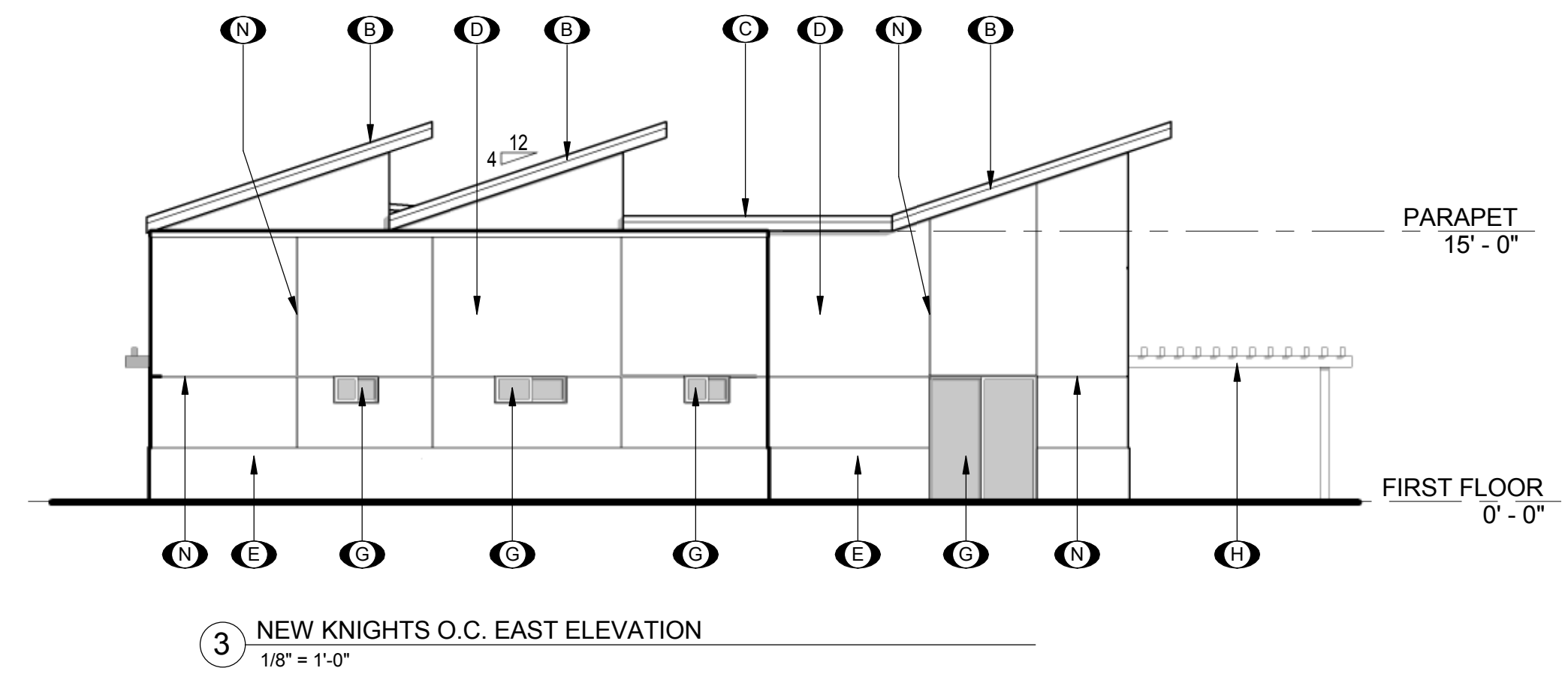
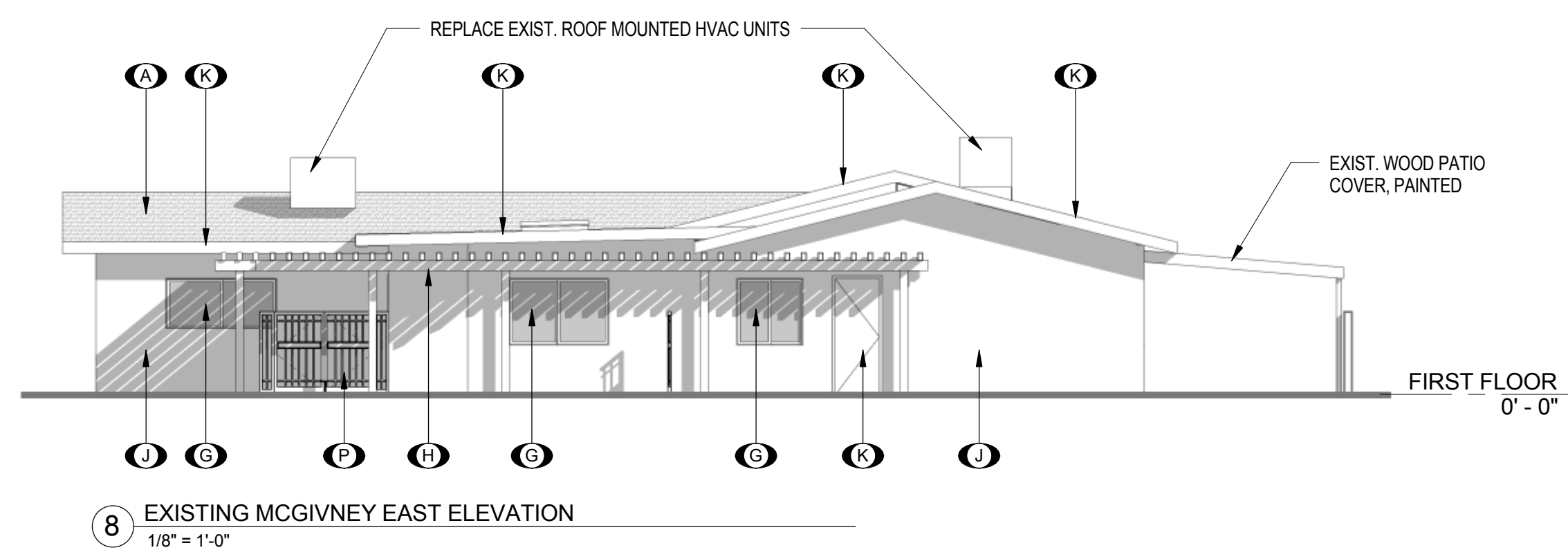
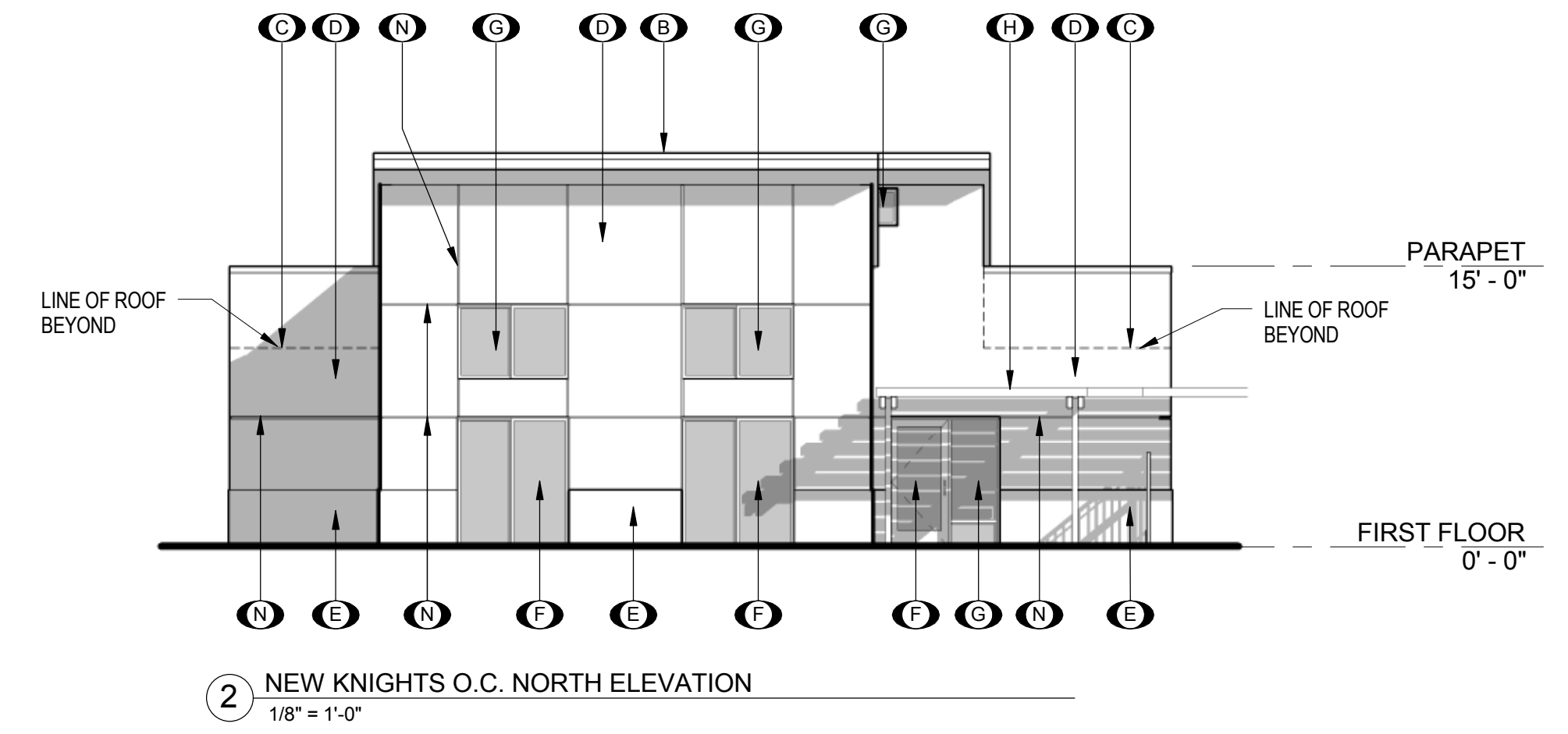
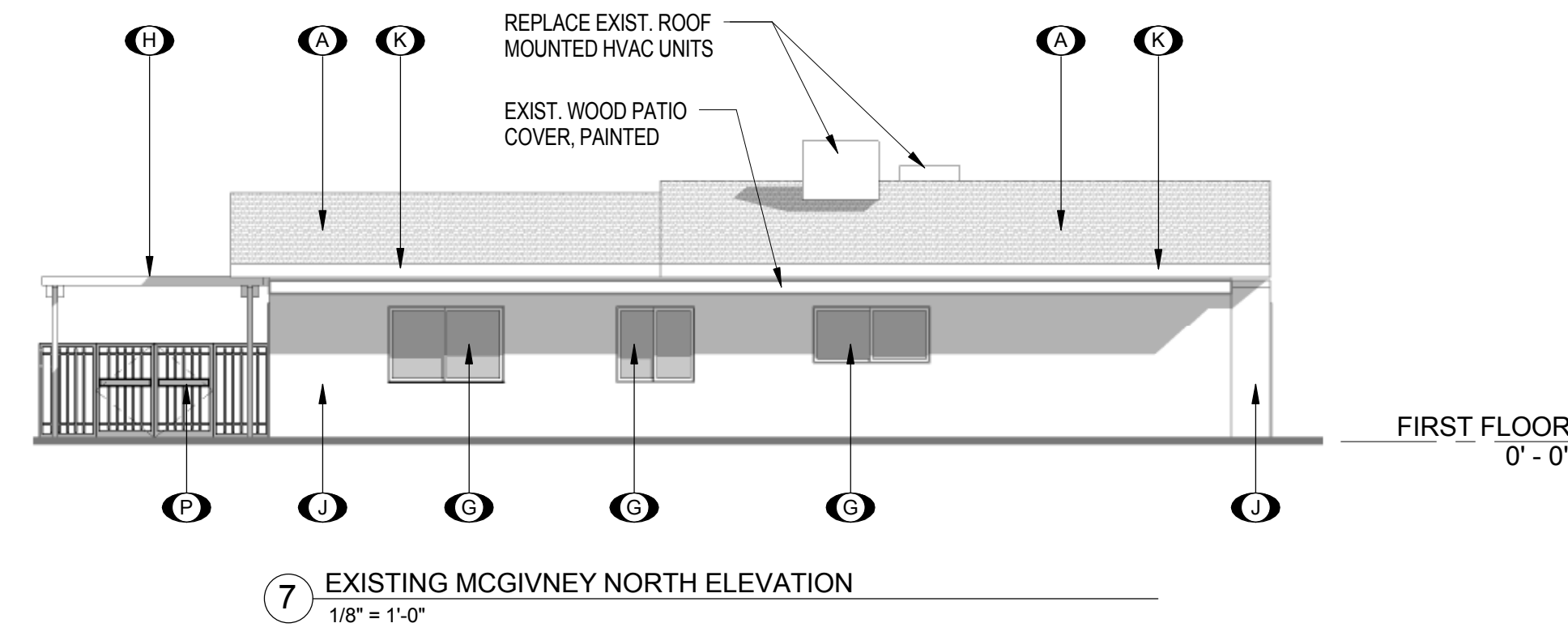
A-2.0

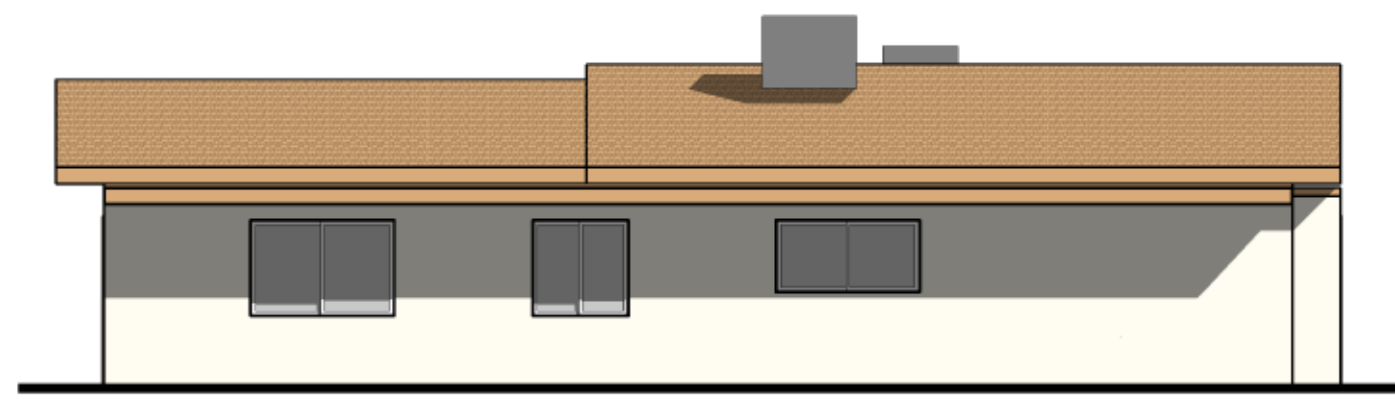
CASE #P12-051



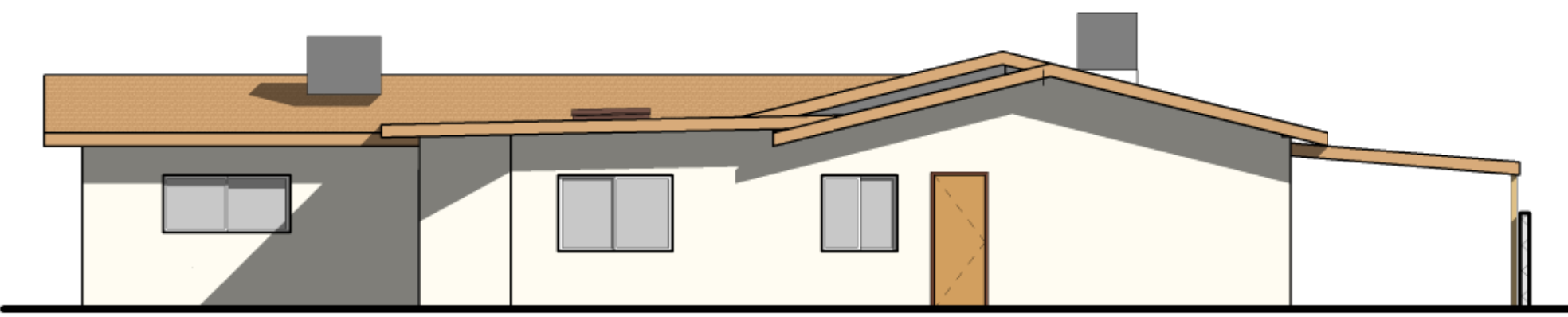
LEGEND - ELEVATION KEYNOTES

- A CLASS 'A' ASPHALT SHINGLE ROOF (GAF BUILDING MATERIALS, CEDAR SHAKE)
- B CLASS 'A' STANDING SEAM METAL ROOF (AEP SPAN, COOL PARCHMENT)
- C SINGLE PLY ROOF
- D CEMENT PLASTER (EXPO CLASSIC COLOR EGGSHELL #57)
- E CEMENT PLASTER (EXPO CLASSIC COLOR HERITAGE BEIGE #481)
- F VINYL DOOR FRAME SYSTEM (MILGARD WHITE)
- G VINYL WINDOW FRAME SYSTEM (MILGARD WHITE)
- H WOOD FRAMED SHADE TRELLIS, STAINED
- J EXISTING CEMENT PLASTER, PAINTED (EXPO CLASSIC COLOR EGGSHELL #57)
- K EXISTING WOOD TRIM, PAINTED
- M EXISTING WOOD TRELLIS, PAINTED
- N METAL CEMENT PLASTER REVEAL
- P DECORATIVE METAL GATE, PAINTED





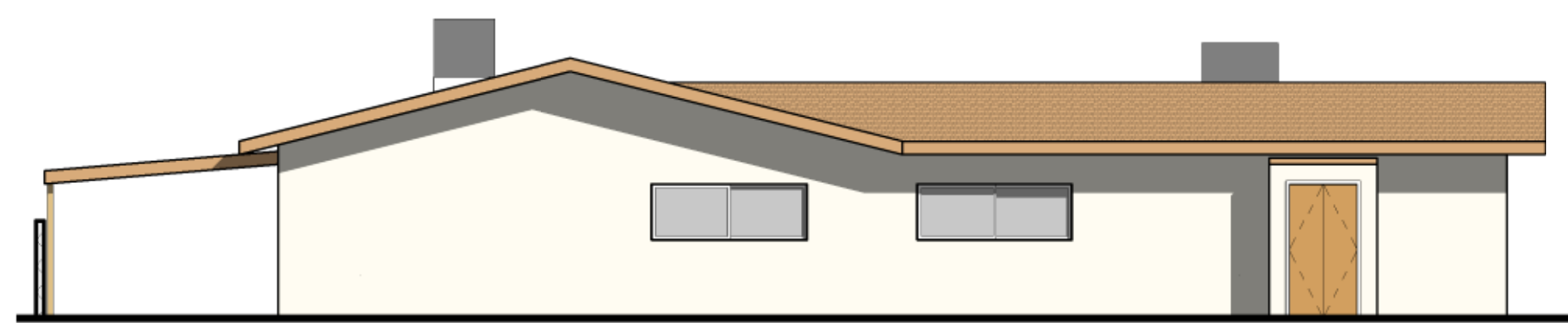
6 EXISTING MCGIVNEY NORTH ELEVATION  
1/8" = 1'-0"



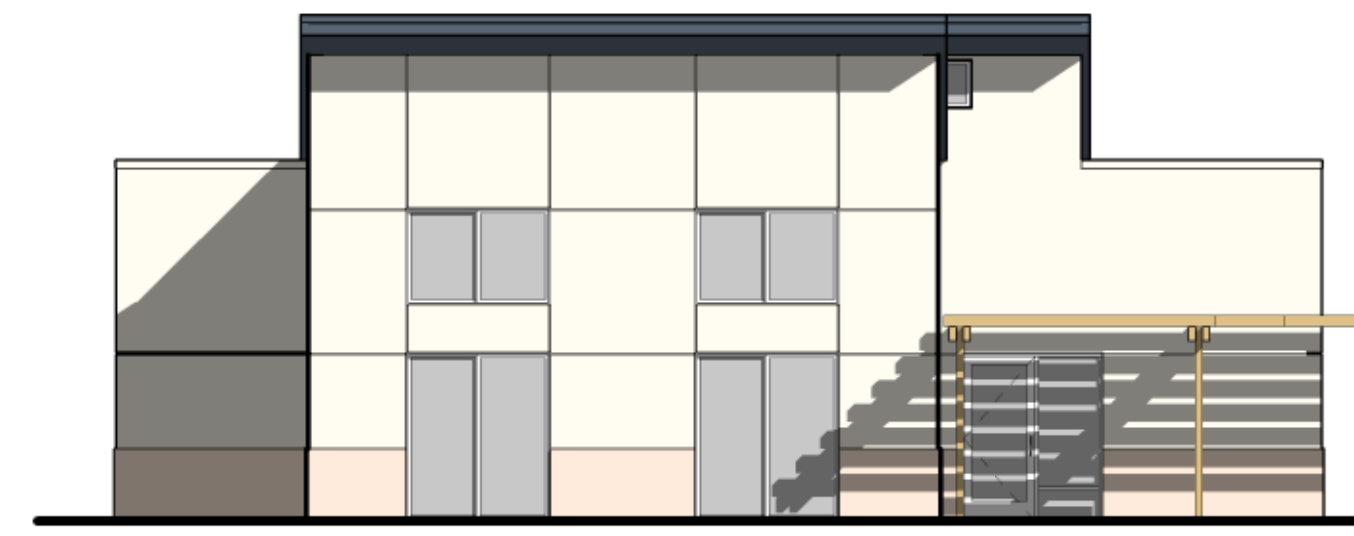
5 EXISTING MCGIVNEY EAST ELEVATION  
1/8" = 1'-0"



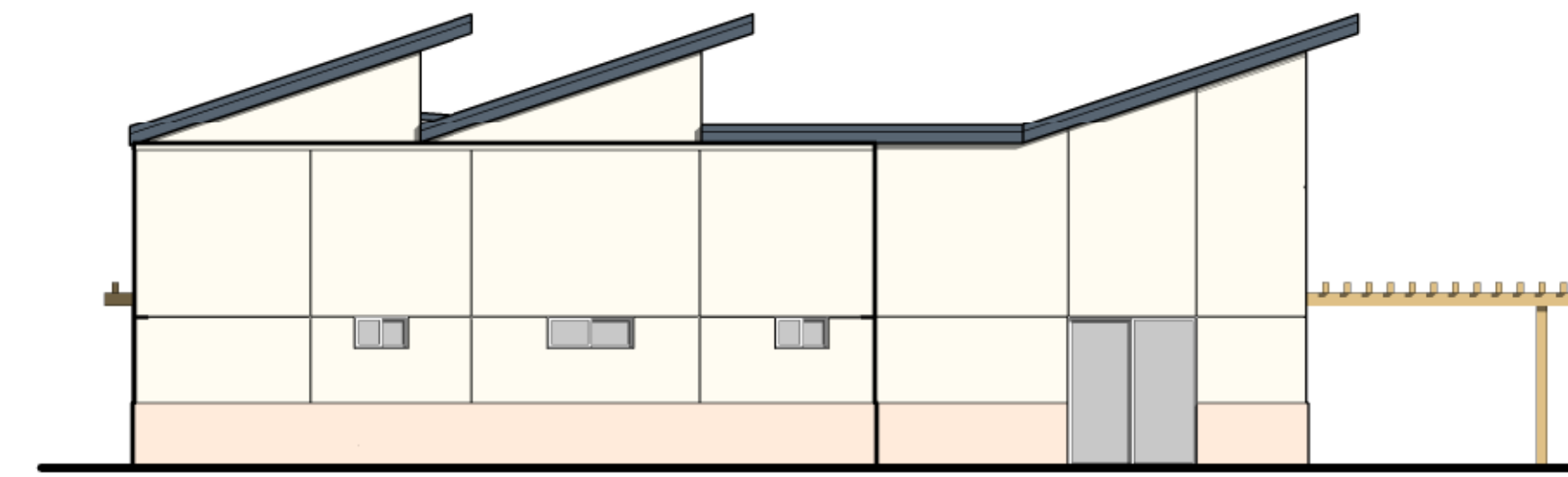
7 EXISTING MCGIVNEY SOUTH ELEVATION  
1/8" = 1'-0"



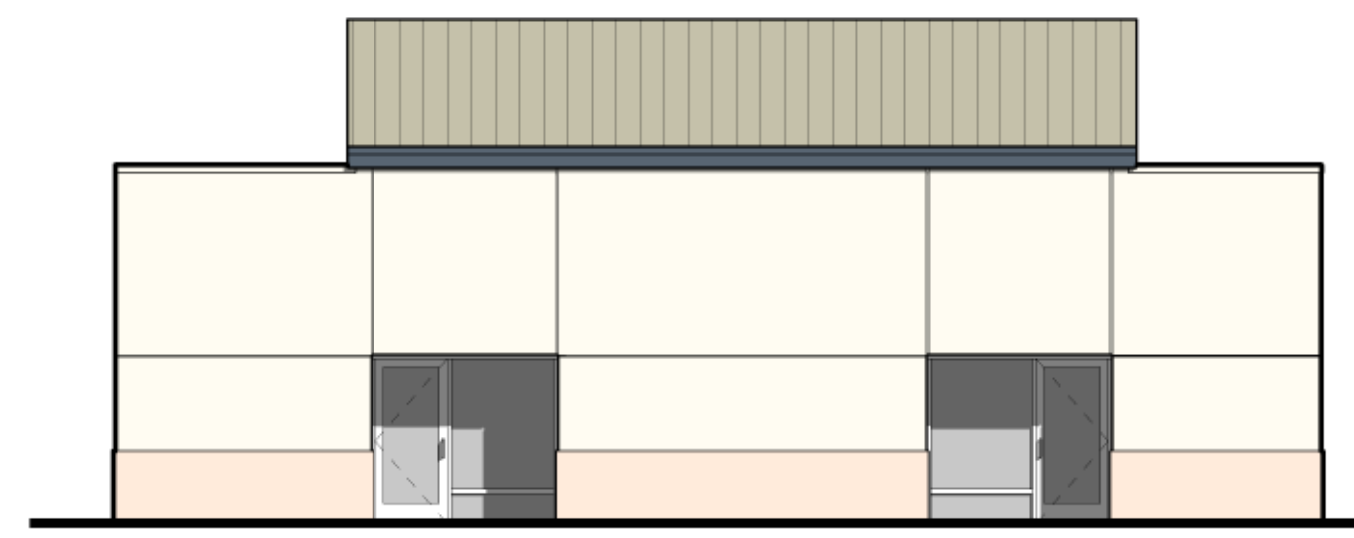
8 EXISTING MCGIVNEY WEST ELEVATION  
1/8" = 1'-0"



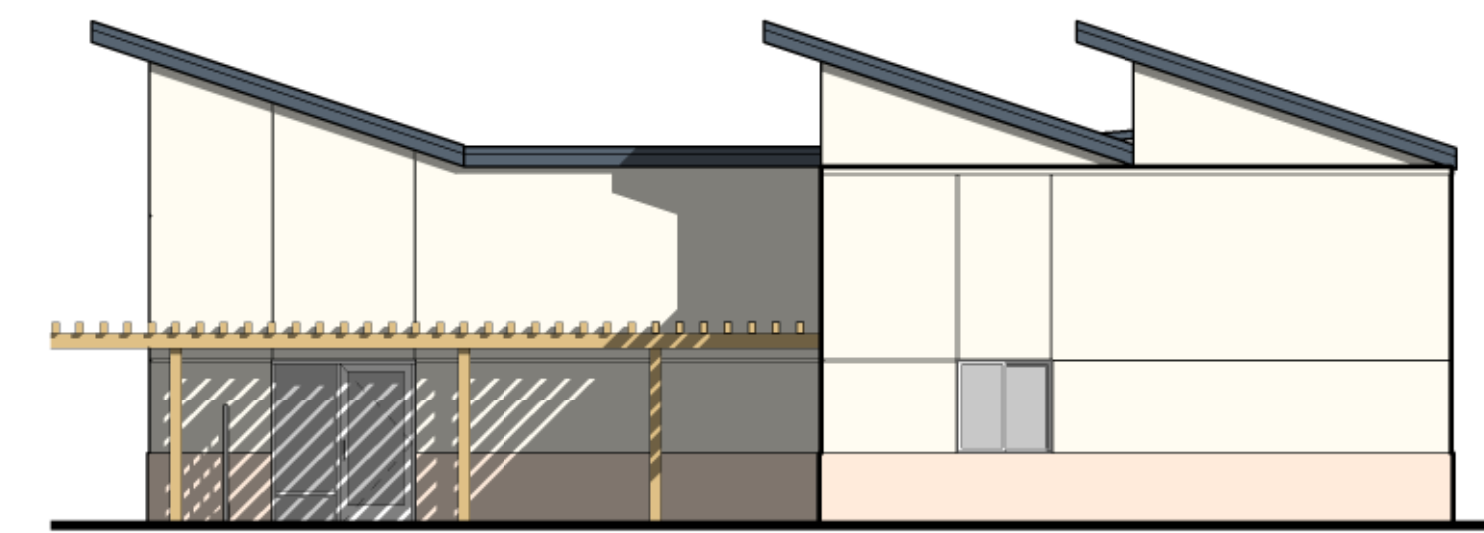
1 NEW KNIGHTS O.C. NORTH ELEVATION  
1/8" = 1'-0"



2 NEW KNIGHTS O.C. EAST ELEVATION  
1/8" = 1'-0"

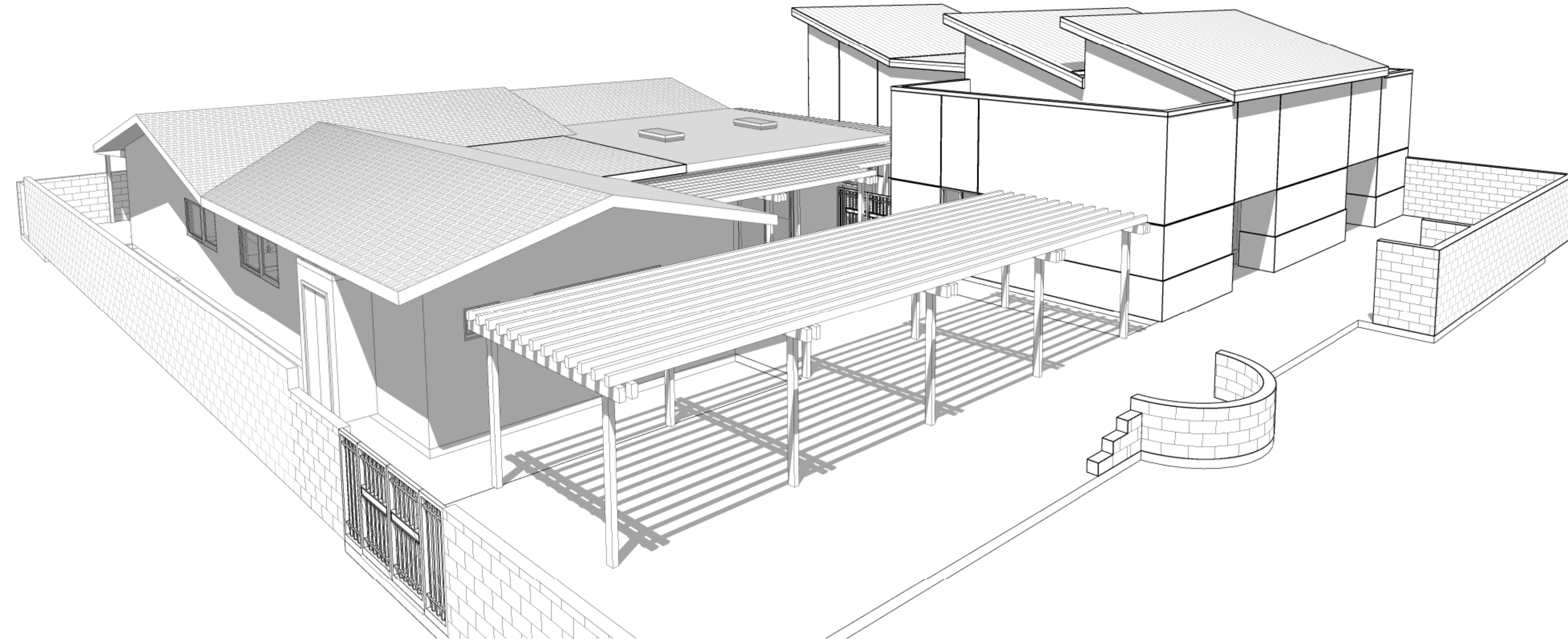


3 NEW KNIGHTS O.C. SOUTH ELEVATION  
1/8" = 1'-0"



4 NEW KNIGHTS O.C. WEST ELEVATION  
1/8" = 1'-0"

PERSPECTIVE VIEW



BUILDING DATA

PHASE 1 - MCGIVNEY HALL-KNIGHTS OF COLUMBUS MEETING HALL:

TYPE OF CONSTRUCTION: V-A  
 OCCUPANCY CLASSIFICATIONS: A-3 (ASSEMBLY)  
 NUMBER OF STORIES: ONE STORY  
 EXISTING MCGIVNEY HOUSE AREA: 2,446 SF  
 NEW MCGIVNEY HOUSE AREA: 130 SF  
 TOTAL MCGIVNEY HOUSE AREA: 2,584 SF  
 NEW KNIGHTS HALL AREA: 2,092 SF  
 TOTAL BUILDING AREA: 4,676 SF  
 BUILDING HEIGHT: 21'-0"  
 BUILDING CODE COMPLIANCE: 2010 CALIFORNIA BUILDING CODE (CBC)  
 2010 CALIFORNIA PLUMBING CODE (CPC)  
 2010 CALIFORNIA MECHANICAL CODE (CMC)  
 2010 CALIFORNIA ELECTRICAL CODE (CEC)  
 2010 CALIFORNIA FIRE CODE (FC)  
 2010 CALIFORNIA ENERGY CODE (CEC)  
 2010 CALIFORNIA TITLE 24

PROJECT DATA

PROJECT DESCRIPTION: NEW CONSTRUCTION AND REMODEL OF BUILDINGS AND SITE PLAN MODIFICATIONS TO BE COMPLETED IN FIVE SEPARATE PHASES.  
 PHASE 1: NEW CONSTRUCTION OF KNIGHTS OF COLUMBUS MEETING HALL, REMODEL OF MCGIVNEY HALL, INCLUDING SURROUNDING PATIO AREAS AND RELATED PARKING AND LANDSCAPING SITE WORK.  
 PROJECT ADDRESS: ST. CHRISTOPHER CATHOLIC CHURCH  
 25075 COTTONWOOD AVENUE  
 MORENO VALLEY, CA 92553  
 OWNER: THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO,  
 A CORPORATE SOLE  
 1201 EAST HIGHLAND AVENUE  
 SAN BERNARDINO, CA 92404  
 OWNERS REPRESENTATIVE: ST. CHRISTOPHER CATHOLIC CHURCH  
 25075 COTTONWOOD AVENUE  
 MORENO VALLEY, CA 92553  
 CONTACT: MAX ARZU  
 PHONE: (951) 924-1968  
 ACCESSORS PARCEL NO.: APN: 479-200-003  
 APN: 479-200-033  
 APN: 479-200-034  
 APN: 479-200-037  
 APN: 479-200-038  
 PROPERTY AREA: PROPERTY AREA 410,842 SF (0.43 ACRES)  
 ZONING: O - OFFICE  
 LEGAL DESCRIPTION: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 26892 FILED IN PARCEL MAP BOOK 180 AT PAGES 80 AND 81, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE VARIOUS COURSES OF SAID PARCEL 1, N89°33'09"W 586.49 FT.; THENCE M43°22'09"W 29.94 FT. TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5945.00 FT.; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS N86°51'10"W; THENCE NORTHERLY 234.37 FT. ALONG SAID CURVE THROUGH AN ANGLE OF 02°13'32" TO A POINT OF REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 6065.00 FT.; A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID POINT BEARS S84°06'33"E; THENCE NORTHERLY 148.12 FT. ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 01°24'09"; THENCE N47°13'42"E 27.39 FT.; THENCE S89°32'02"E 571.80 FT. TO THE NORTHEAST CORNER OF SAID PARCEL 1; SAID CORNER BEING ON THE WEST LINE OF LOT 3 OF BLOCK 96 AS SHOWN ON MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. FILED IN MAP BOOK 11 PAGE 10 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 81 AT PAGE 89 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 OF RECORDS OF SURVEY S89°32'52"E 130.00 FT. TO THE NORTHEAST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE N00°26'24"E 44.00 FT. TO THE CENTERLINE OF COTTONWOOD AVENUE AS SHOWN ON SAID MAP NO. 1; SAID CENTERLINE ALSO BEING THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID CENTERLINE OF COTTONWOOD AVENUE S89°32'52"E 132.00 FT. TO A LINE PARALLEL WITH AND 262.00 FT. EASTERLY OF SAID WEST LINE OF LOT 3; THENCE ALONG SAID PARALLEL LINE S00°26'24"W 660.01 FT. TO THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE N89°33'09"W 132.00 FT. TO THE SOUTHEAST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 OF RECORD OF SURVEY N89°33'09"W 130.00 FT. TO THE SOUTHWEST CORNER OF SAID PARCEL 1 OF RECORD OF SURVEY; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 OF RECORD OF SURVEY N00°26'24"E 134.84 FT. TO THE SOUTH LINE OF ST. CHRISTOPHER LANE AS CONVEYED TO THE CITY OF MORENO VALLEY BY DEED RECORDED DECEMBER 30, 1988 AS INSTRUMENT NO. 98039, RECORDS OF RIVERSIDE COUNTY; THENCE ALONG SAID SOUTH LINE S89°33'09"E 130.00 FT. TO THE EAST LINE OF SAID ST. CHRISTOPHER LANE; THENCE ALONG SAID EAST LINE N00°26'24"E 60.00 FT. TO THE NORTH LINE OF SAID ST. CHRISTOPHER LANE; THENCE ALONG SAID NORTH LINE N89°33'09" 130.00 FT. TO THE POINT OF BEGINNING.

**Lord Architecture Inc.**  
 11650 Iberia Place, Suite 210  
 San Diego, California 92128-2455  
 858-485-6980 858-485-1510 fax

ST. CHRISTOPHER CATHOLIC CHURCH  
 PARISH MASTER PLAN  
 25075 COTTONWOOD AVENUE, MORENO VALLEY, CA

PARKING CALCULATIONS

SITE PLAN - EXISTING

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 361 PARKING SPACES  
 ACCESSIBLE PARKING: 21 PARKING SPACES

SITE PLAN - PHASE 1

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 379 PARKING SPACES  
 ACCESSIBLE PARKING: 23 PARKING SPACES

SITE PLAN - PHASE 2

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 330 PARKING SPACES  
 ACCESSIBLE PARKING: 15 PARKING SPACES

SITE PLAN - PHASE 3

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 330 PARKING SPACES  
 ACCESSIBLE PARKING: 15 PARKING SPACES

SITE PLAN - PHASE 4

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 368 PARKING SPACES  
 ACCESSIBLE PARKING: 11 PARKING SPACES

MASTER SITE PLAN - PHASE 5

PARKING REQUIRED: 321 PARKING SPACES  
 PARKING PROVIDED: 368 PARKING SPACES  
 ACCESSIBLE PARKING: 11 PARKING SPACES

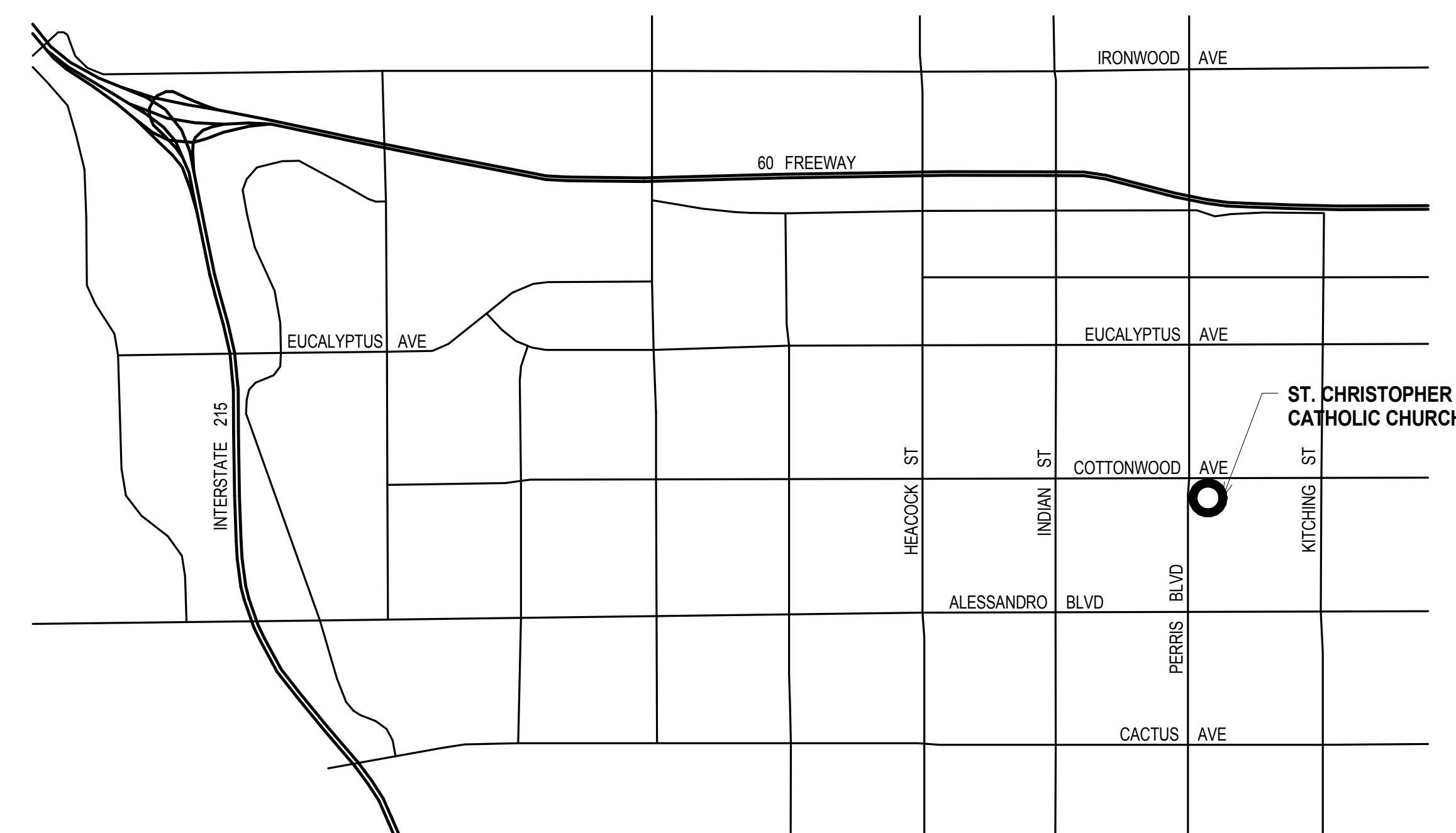
PROJECT TEAM

ARCHITECT: LORD ARCHITECTURE, INC.  
 11650 IBERIA PLACE, SUITE 210  
 SAN DIEGO, CA 92128  
 PHONE: (658) 485-6980  
 FAX: (658) 485-1510  
 CONTACT: BENNETT LORD  
 CIVIL ENGINEER: JMS ENGINEERING  
 14845 SAN JACINTO DRIVE  
 MORENO VALLEY, CA 92555  
 PHONE: 760-413-6093  
 CONTACT: MANNY SANCHEZ

Issue Schedule

No.	Description	Date
CUP SUBMITTAL #1		04/20/12
CUP SUBMITTAL #2		12/10/12
CUP SUBMITTAL #3		08/08/13

VICINITY MAP



DRAWING INDEX

- T-1.0 TITLE SHEET
- AS-1.0 SITE PLAN - EXISTING TOPOGRAPHIC SURVEY
- AS-1.1 SITE PLAN - EXISTING PHOTO SURVEY
- AS-1.2 SITE PLAN - EXISTING AERIAL VIEW
- AS-1.3 SITE PLAN - PHASE 1
- AS-1.4 SITE PLAN - PHASE 2
- AS-1.5 SITE PLAN - PHASE 3
- AS-1.6 SITE PLAN - PHASE 4
- AS-1.7 MASTER SITE PLAN - PHASE 5
- AS-1.8 FIRE ACCESS SITE DIAGRAM
- C-1 PRELIMINARY GRADING PLAN
- C-2 PRELIMINARY GRADING DETAILS
- A-1.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL PLANS
- A-2.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL EXTERIOR ELEVATIONS & SECTIONS
- P-1.0 MCGIVNEY HOUSE-KNIGHTS OF COLUMBUS HALL COLORED EXTERIOR ELEVATIONS

-115-

Sheet Title: TITLE SHEET  
 Project Number: 10111-101  
 Project Architect:

Sheet Number: T-1.0

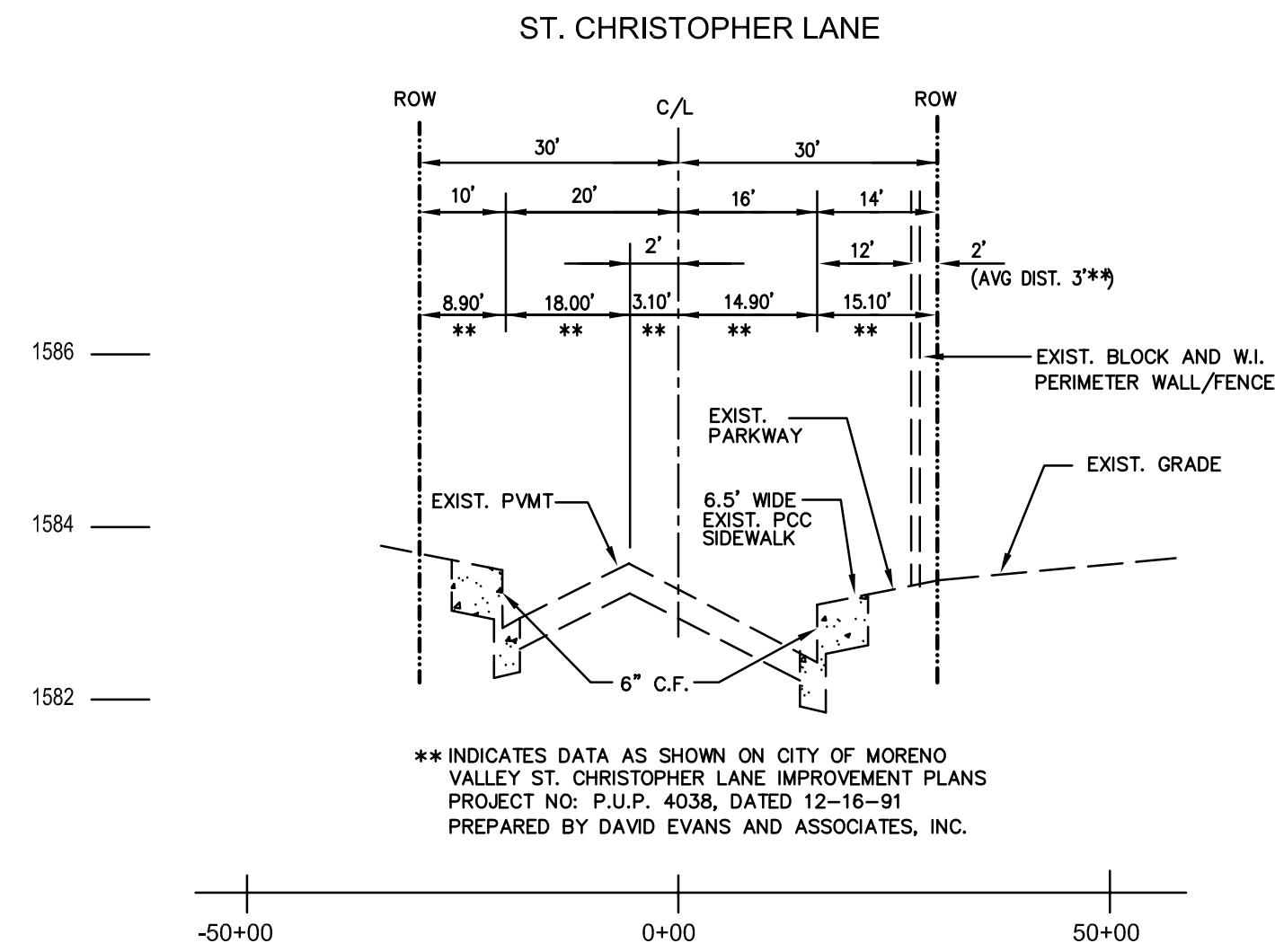
CASE #P12-051

# TENTATIVE PARCEL MAP NO. 36522

## A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH

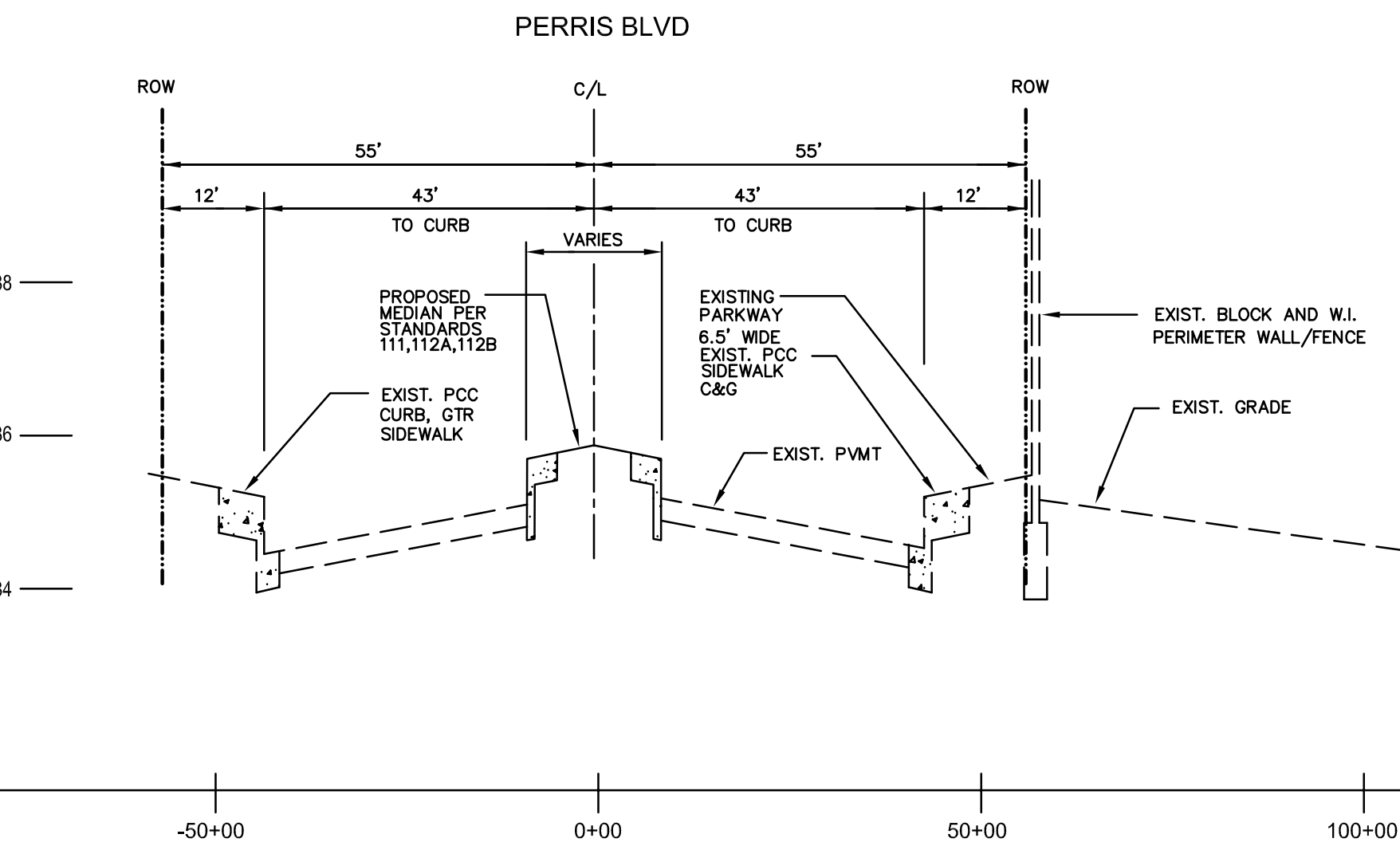
MORENO VALLEY, CALIFORNIA  
ASSESSOR PARCEL NOS. 479-200-003/033/034/037/038

JMS ENGINEERS, INC.      APRIL 2013



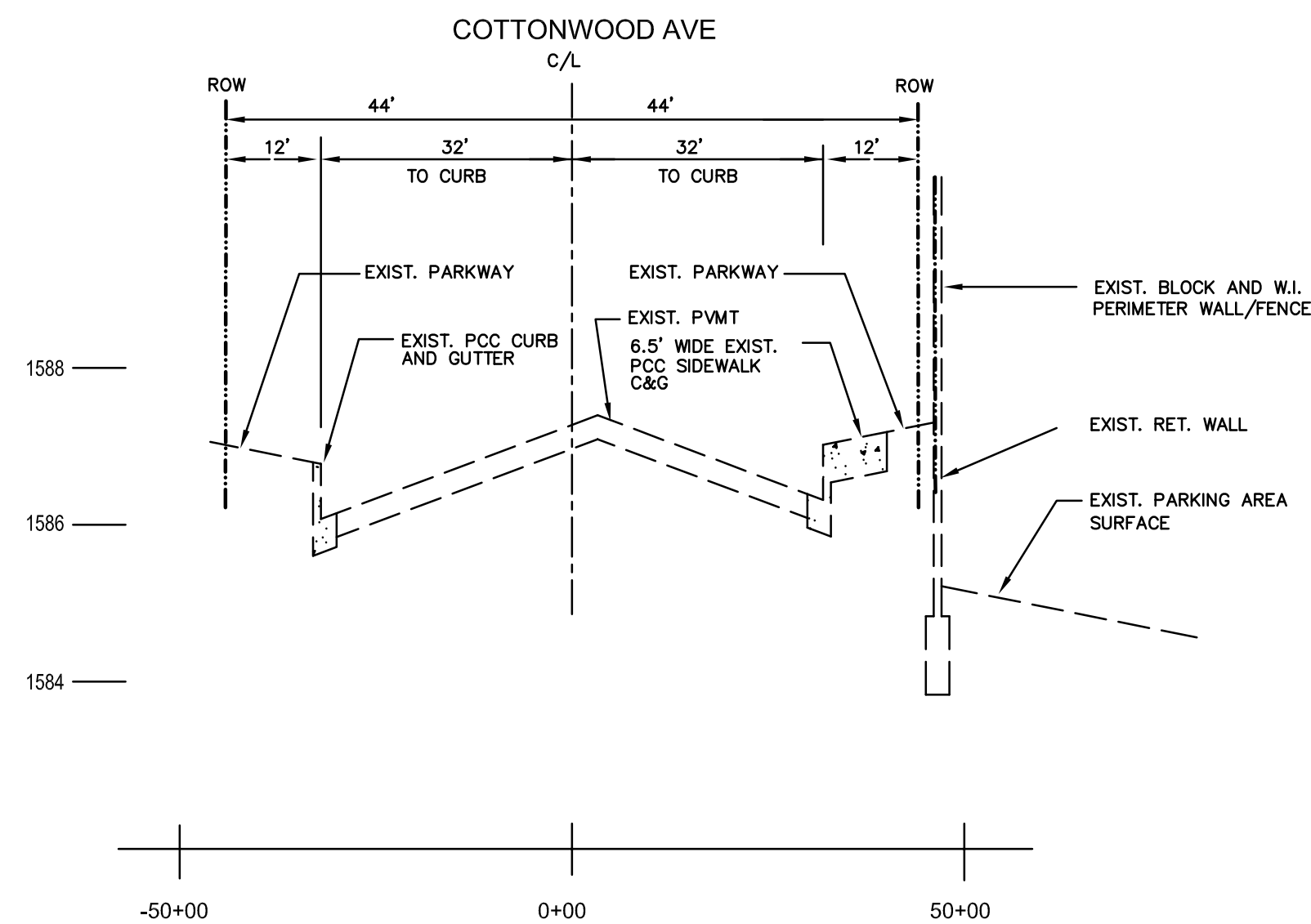
### SECTION 1-1

HORIZ. 1"=20'  
VERT. 1"= 2'



### SECTION 2-2

HORIZ. 1"=20'  
VERT. 1"= 2'

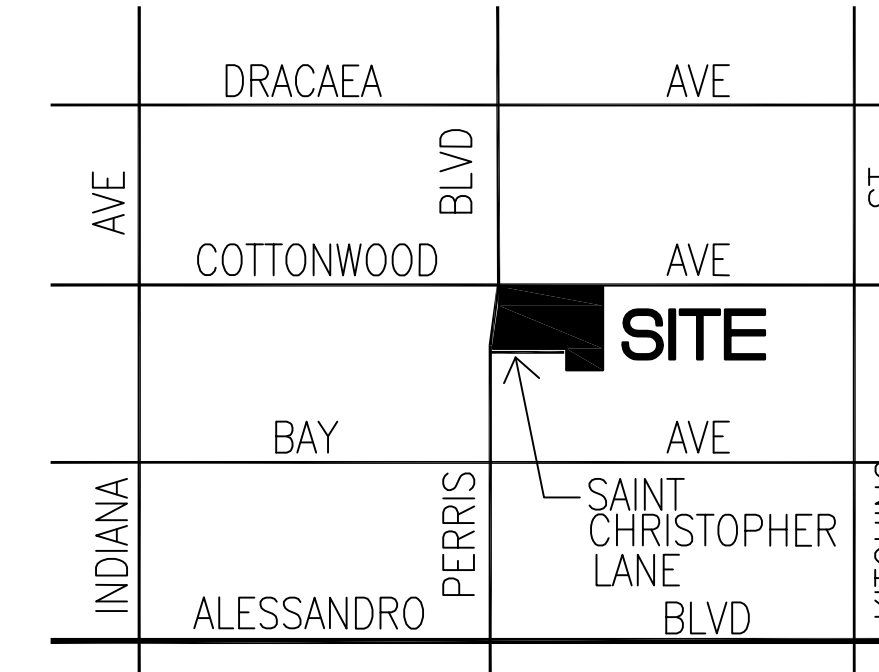


### SECTION 3-3

HORIZ. 1"=20'  
VERT. 1"= 2'

#### NOTES OF SPECIAL INTEREST

- EXISTING OVERHEAD POWER LINES UNDER 115 KILOVOLTS ARE PROPOSED TO BE UNDERGROUND.
- ROOF DRAINS FROM NEW BUILDINGS SHALL BE DIRECTED TO LANDSCAPED AREAS, NOT DIRECTLY TO PARKING LOTS.
- PROPOSED TRAFFIC MEDIAN IN PERRIS BOULEVARD SHALL BE PER TRAFFIC ENGINEER STUDY.
- THE LOCATION OF EXISTING UNDERGROUND UTILITY INFRASTRUCTURE WAS OBTAINED BY A DILIGENT SEARCH FOR AND EXAMINATION OF FOUND HISTORICAL PLANS AND DOCUMENTS. NO DOCUMENTATION WAS FOUND FOR ON-SITE UTILITY INFRASTRUCTURE AND SERVICE CONNECTIONS AND NO SUCH DOCUMENTATION IS BELIEVED TO BE IN EXISTENCE. SEWER AND WATER LATERALS SHOWN ON SHEET 3 WERE PLOTTED PER INFORMATION FURNISHED BY EASTERN MUNICIPAL WATER DISTRICT. THE LOCATIONS AS SHOWN ARE APPROXIMATE, ACTUAL LOCATIONS MAY VARY.
- PROPOSED SEWAGE PIPING WILL CONNECT TO EXISTING ON-SITE SEWAGE INFRASTRUCTURE. AS NOTED IN ITEM 4 ABOVE, NO AS-BUILT PLANS ARE IN EXISTENCE AND SEWAGE CONNECTIONS WILL HAVE TO BE DETERMINED DURING FINAL DESIGN AND EVALUATED ON THE BASIS OF EXISTING SIZE AND CONDITION OF EXISTING SEWER PIPING.
- THE RETENTION BASIN IS THE BEST MANAGEMENT PRACTICES (BMP). UTILIZATION FOR THIS PROJECT. SEE PRELIM. WATER QUALITY MGMT. PLAN.
- THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
- THIS PROJECT WILL REQUIRE DUST CONTROL MITIGATION MEASURES.
- THIS SITE DOES NOT CONTAIN ANY VALUABLE HABITAT RESOURCES.
- THIS PROJECT WILL NOT REQUIRE ANY IMPORT OR EXPORT OF SOIL.



VICINITY MAP  
NO SCALE

#### UTILITY PROVIDERS

- SEWER & WATER:** EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBLE RD.  
PERRIS, CA 92572  
(951) 928-3777
- GAS:** SOUTHERN CALIF. GAS COMPANY  
155 SOUTH STREET  
SAN BERNARDINO, CA  
(800) 427-2200
- CABLE TV:** TIME WARNER CABLE  
15525 FREDERICK STREET  
MORENO VALLEY, CA 92553  
(888) 559-0206
- SOLID WASTE:** WASTE MANAGEMENT OF INLAND VALLEY  
17700 INDIAN STREET  
MORENO VALLEY, CA 92553  
(951) 242-0421
- ELECTRIC:** SOUTHERN CALIFORNIA EDISON  
26100 MENEFEE RD.  
MENEFEE, CA 92585  
(951) 928-8323
- TELEPHONE:** VERIZON  
1824 COMMERCENTER CIRCLE  
SAN BERNARDINO, CA  
(909) 965-4504
- AT&T:** 12625 FREDERICK ST.  
MORENO VALLEY, CA 92553  
(951) 656-3712

#### LEGEND AND ABBREVIATIONS

— W —	EXISTING WATER LINE	FL	FLOWLINE
— S —	EXISTING SEWER LINE	GB	GRADE BREAK
×	SPOT ELEVATION	GTR	GUTTER
(000.0)	EXISTING ELEVATION	HP	HIGH POINT
BOW	BACK OF WALK	LP	LOW POINT
CB	CATCH BASIN	N	NORTH
C	CENTERLINE	OH	OVERHEAD
C.L.	CHAIN LINK	PP	POWER POLE
C&G	CURB AND GUTTER	P/L	PROPERTY LINE
DI	DROP INLET	PROP.	PROPOSED
DP	DRAIN PIPE	R	RADIUS
E	EAST	R/W	RIGHT OF WAY
EXIST.	EXISTING	S	SOUTH
FF	FINISH FLOOR	T	TANGENT
FG	FINISH GRADE	TC	TOP OF CURB
F.H.	FIRE HYDRANT	W	WEST
FS	FINISHED SURFACE	W.I.	WROUGHT IRON

#### PRELIMINARY TITLE REPORTS

BY CHICAGO TITLE COMPANY AS FOLLOWS:  
ORDER NUMBER: 7101011356-DD (DATED: DEC. 13, 2010)  
ORDER NUMBER: 7101011361-DD (DATED: DEC. 21, 2010)  
ORDER NUMBER: 7101011686-DD (DATED: DEC. 28, 2010)

#### LEGAL DESCRIPTION:

PORTIONS OF LOT 3 AND 4 IN BLOCK 96 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY MAP NO. 1, AS RECORDED IN MAP BOOK 11, PAGE 10, SAN BERNARDINO COUNTY RECORDS.

APNOS: 479-200-003/033/034/037/038

#### TOPOGRAPHY

COMPILED BY DIGITAL PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY (W.C. #11-012) IN FEB. 2011 BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. (APS) 647 MAIN STREET, SUITE 1A RIVERSIDE, CALIFORNIA 92501 (951) 686-5103

#### SITE INFORMATION:

SITE ADDRESS: 25075 COTTONWOOD AVENUE  
MORENO VALLEY, CA 92553

GROSS AREA: 9.51 ACRES  
NET AREA: 9.43 ACRES  
DISTURBED AREA: 6.0± ACRES

#### GENERAL PLAN

APN 479-200-037/038      MIXED USE  
APN 479-200-003/033/034      RESIDENTIAL

#### ZONING

APN 479-200-037/038      O (OFFICE DISTRICT)  
APN 479-200-003/033/034      RS10 (RESIDENTIAL DISTRICT)

#### FEMA FLOODZONE

FEMA PANEL 06065C0761G  
ZONE: X

#### SCHOOL DISTRICT

MORENO VALLEY UNIFIED SCHOOL DISTRICT

#### APPLICANT/OWNER

THE ROMAN CATHOLIC BISHOP OF SAN BERNARDINO  
25075 COTTONWOOD AVE.  
MORENO VALLEY, CA 92553  
PHONE (909) 475-5300

#### MAP PREPARATION BY:

JMS ENGINEERS, INC.  
14845 SAN JACINTO DRIVE  
MORENO VALLEY, CALIFORNIA 92555  
TEL: (760) 413-6093

J.M. SANCHEZ JR.      R.C.E. 30846

#### DRAWING INDEX

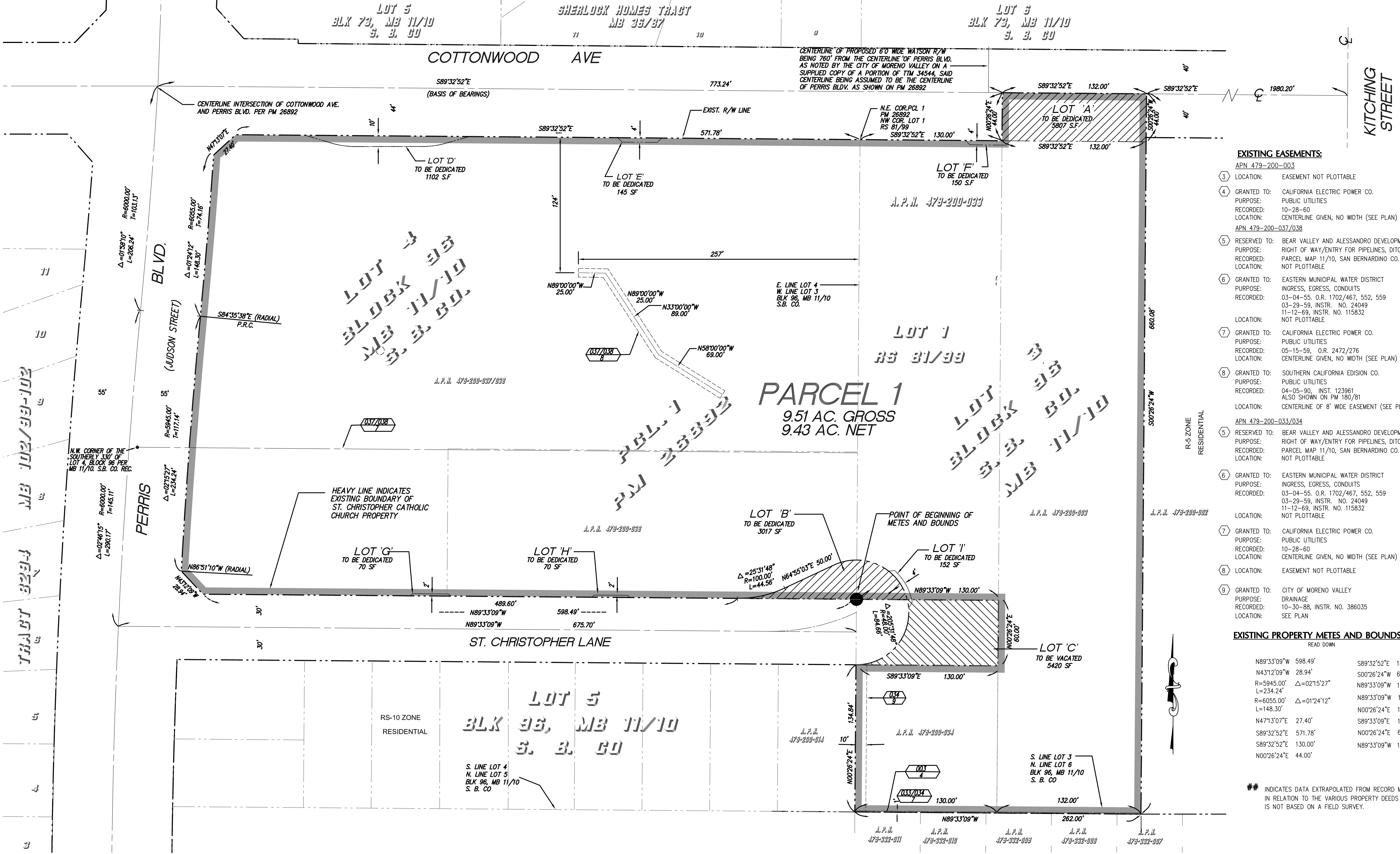
- TITLE SHEET, PROJECT DATA, VICINITY MAP, SECTIONS
- BOUNDARY DATA
- SITE INFORMATION

FOR SECTION LOCATIONS, SEE SHEET 3

 14845 San Jacinto Drive, Moreno Valley, California 92555 e-mail: jms.engineer@gmail.com      phone: 760.413.6093		CITY OF MORENO VALLEY  <b>TENTATIVE PARCEL MAP NO. 36522</b> FOR ST. CHRISTOPHER CATHOLIC CHURCH MORENO VALLEY, CA	ACCT. NO.  SHEET <b>1</b> OF <b>3</b> CITY CASE NO. P12-051
J.M. SANCHEZ JR.      DATE R.C.E. #30846 (EXP. 03/31/2014)			

# TENTATIVE PARCEL MAP NO. 36522

A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH  
 MORENO VALLEY, CALIFORNIA  
 ASSessor PARCEL NOS. 479-200-003/033/034/037/038  
 JMS ENGINEERS, INC. APRIL 12/13



- EXISTING EASEMENTS:**
- APN 479-200-003
  - 3 LOCATION: EASEMENT NOT PLOTTABLE
  - 4 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 10-28-60  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)  
APN 479-200-037/038
  - 5 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES  
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.  
LOCATION: NOT PLOTTABLE
  - 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT  
PURPOSE: INGRESS, EGRESS, CONDUITS  
RECORDED: 03-04-55, O.R. 1702/467, 552, 559  
03-29-59, INSTR. NO. 24049  
11-12-69, INSTR. NO. 115832  
LOCATION: NOT PLOTTABLE
  - 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 05-15-59, O.R. 2472/276  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
  - 8 GRANTED TO: SOUTHERN CALIFORNIA EDISON CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 04-05-90, INST. 123961  
ALSO SHOWN ON PM 180/81  
LOCATION: CENTERLINE OF 8' WIDE EASEMENT (SEE PLAN)  
APN 479-200-033/034
  - 9 RESERVED TO: BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO.  
PURPOSE: RIGHT OF WAY/ENTRY FOR PIPELINES, DITCHES AND FLUMES  
RECORDED: PARCEL MAP 11/10, SAN BERNARDINO CO. RECORDS.  
LOCATION: NOT PLOTTABLE
  - 6 GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT  
PURPOSE: INGRESS, EGRESS, CONDUITS  
RECORDED: 03-04-55, O.R. 1702/467, 552, 559  
03-29-59, INSTR. NO. 24049  
11-12-69, INSTR. NO. 115832  
LOCATION: NOT PLOTTABLE
  - 7 GRANTED TO: CALIFORNIA ELECTRIC POWER CO.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: 10-28-60  
LOCATION: CENTERLINE GIVEN, NO WIDTH (SEE PLAN)
  - 8 LOCATION: EASEMENT NOT PLOTTABLE
  - 9 GRANTED TO: CITY OF MORENO VALLEY  
PURPOSE: DRAINAGE  
RECORDED: 10-30-88, INSTR. NO. 386035  
LOCATION: SEE PLAN

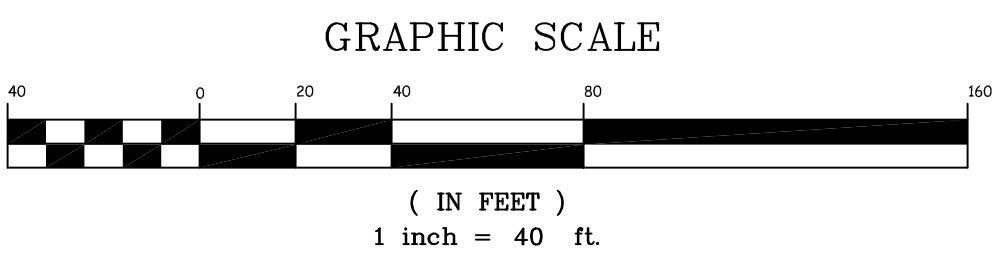
**EXISTING PROPERTY METES AND BOUNDS ##**

READ DOWN

N89°33'09"W 598.49'	S89°32'52"E 132.00'
N43°12'09"W 28.94'	S00°26'24"W 660.08'
R=5945.00' L=234.24'	Δ=02°15'27" N89°33'09"W 132.00'
R=6055.00' L=148.30'	Δ=01°24'12" N89°33'09"W 130.00'
N47°13'07"E 27.40'	S89°33'09"E 130.00'
S89°32'52"E 571.78'	N00°26'24"E 134.84'
S89°32'52"E 130.00'	S89°33'09"E 130.00'
N00°26'24"E 44.00'	N89°33'09"W 130.00'

## INDICATES DATA EXTRAPOLATED FROM RECORD MAPS IN RELATION TO THE VARIOUS PROPERTY DEEDS AND IS NOT BASED ON A FIELD SURVEY.

**BASIS OF BEARING**  
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COTTONWOOD AVENUE, BEING N 89°32'52" W AS SHOWN ON PARCEL MAP NO. 26892, RECORDED IN PARCEL MAP BOOK 180 AT PAGES 80 AN 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



**JMS**  
 ENGINEERS • PLANNERS • SURVEYORS  
 14845 San Joaquin Drive, Moreno Valley, California 92555  
 e-mail: jms.engineer@gmail.com phone: 760.413.6093

J.M. SANCHEZ  
 R.C.E. #28846 (EXP. 03/31/2014)



**CITY OF MORENO VALLEY**

**TENTATIVE PARCEL MAP NO. 36522**  
**FOR ST. CHRISTOPHER CATHOLIC CHURCH**  
 MORENO VALLEY, CA

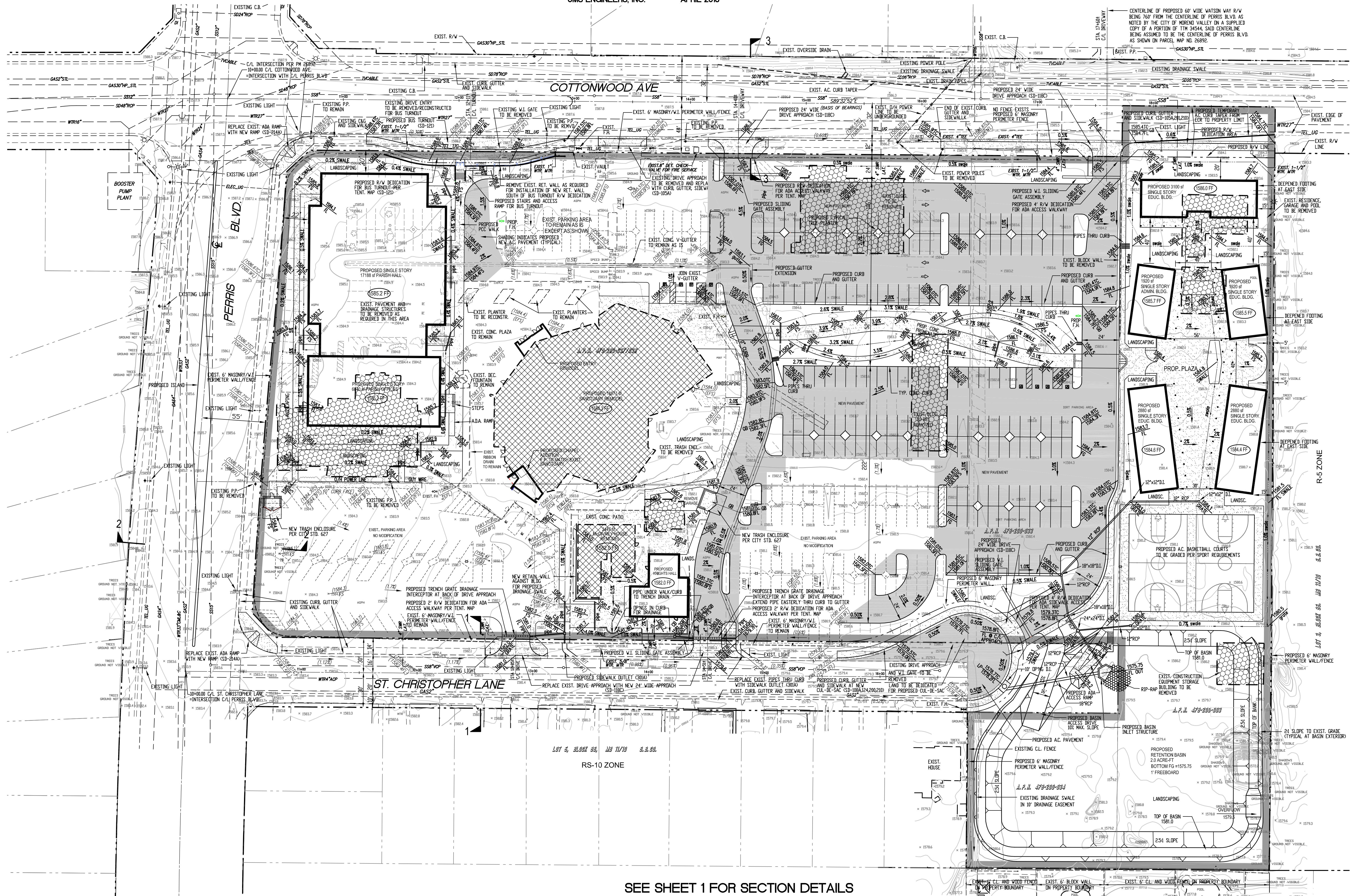
ACCT. NO. \_\_\_\_\_

SHEET **2** OF **3**  
 CITY CASE NO. P12-051

-117-

# TENTATIVE PARCEL MAP NO. 36522

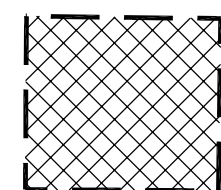
A CONSOLIDATION OF CONTIGUOUSLY OWNED PROPERTY OF SAINT CHRISTOPHER CATHOLIC CHURCH  
 MORENO VALLEY, CALIFORNIA  
 ASSessor PARCEL NOS. 479-200-003/033/034/037/038  
 JMS ENGINEERS, INC. APRIL 2013



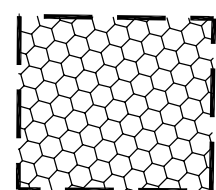
-118-

SEE SHEET 1 FOR SECTION DETAILS

**BUILDING DISPOSITION LEGEND:**



EXISTING STRUCTURE TO REMAIN



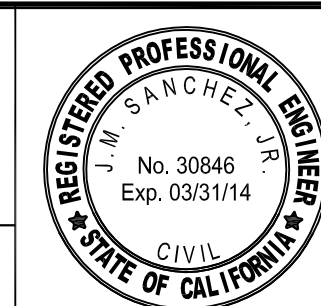
EXISTING STRUCTURE TO BE REMOVED

**NOTE:**  
 \*\* INDICATES ITEMS TO BE REMOVED  
 RELOCATED AND/OR UNDERGROUNDED



1 inch = 40 ft.

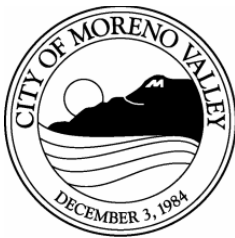
**JMS**  
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 e-mail: jms.engineer@gmail.com phone: 760.413.6093



**CITY OF MORENO VALLEY**  
 TENTATIVE PARCEL MAP NO. 36522  
 FOR ST. CHRISTOPHER CATHOLIC CHURCH  
 MORENO VALLEY, CA

ACCT. NO.  
 SHEET **3** OF **3**  
 CITY CASE NO.  
 P12-051

04-07-13



**INITIAL STUDY/  
ENVIRONMENTAL CHECKLIST FORM  
CITY OF MORENO VALLEY**

1. Project Title: PA13-0002 Tentative Parcel Map 36522  
P12-051 Master Site Plan
2. Lead Agency Name and Address: City of Moreno Valley  
14177 Frederick Street  
Moreno Valley CA 92553
3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner 951-413-3209
4. Project Location: 25075 Cottonwood Avenue  
SEC Perris Boulevard and Cottonwood Avenue  
479-200-003, 479-200-033, 034, 037, 038
5. Project Sponsor's Name and Address: St Christopher Catholic Church  
The Roman Catholic Bishop of San Bernardino  
1201 East Highland Avenue  
San Bernardino, CA 92404
6. General Plan Designation: Residential 5/Office (R/O) and Residential 5 (R5)
7. Zoning: Office (O) and Residential 5 (R5)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

Tentative Parcel Map 36522 to merge six parcels into one 9.51 acre parcel for the existing and future church operations and a Master Site Plan to plan for future uses and incorporate all of the churches activities onto one site.

The Master Site Plan will be constructed in 5 phases with the additions of 8 buildings and the demolition of 6 existing throughout the phases. Within the phases, the project will modify the existing parking lot and driveways. Street improvements will be completed by Phase 2 which will include improvements along St. Christopher Lane, Cottonwood Avenue and Perris Boulevard. A bus bay will be added along Cottonwood Avenue.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

Properties to the north are zoned R5 and R10 with existing single family residence in the R5 area and an undeveloped R10 parcel. To the east is Zoned R5 with an existing business directly to the east which is a

legal non-conforming use. Properties to the south are RS10 with existing single family residences. To the west is existing single family zoned R5.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

None



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below( n ) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature

Date

Printed Name

For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
The site is generally flat and is a developed site with a church sanctuary, parking and several accessory buildings including two single family residences. There will be no effect on a scenic vista.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
The site is a developed site with no scenic resources on the site. The original church building will be converted to offices in the future.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
The site is currently developed.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
A large portion of the proposed site is developed. All future buildings and parking areas will be required to be consistent with the City's Municipal Code requirements including the glare restrictions adjacent to residential. Light shields and Municipal Code requirements will mitigate the light and glare.				
<b>II. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
The project will not convert Prime Farmland as it is a developed site.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
There is no existing surrounding agricultural use or sites established under a Williamson Act contract at this site. The site is a mostly developed site.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
There is no immediate surrounding agricultural use.				
<b>III. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
(a.through c.) The project is located within the jurisdiction of the South Coast Air Quality Management District. The project is consistent with the General Plan. The project would not obstruct implementation of the South Coast Air Quality Management Plan. The proposed project falls below the threshold of project size identified in the SCAQMD Air Quality Handbook. Threshold Levels for Land Uses. Most of the site is developed.				
d) Expose sensitive receptors to substantial pollutant concentrations?				X
The project will not result in substantial pollutant concentrations, and therefore will not expose people to these concentrations. The nearest sensitive receptors are adjacent existing single-family residences located to the north and south. During construction, the project must comply with Rule 403 of the South Coast Air Quality Management District (SCAQMD). Rule 403 includes numerous provisions and requirements regarding dust control during construction. SCAQMD enforces their rules pertaining to dust impacts.				
e) Create objectionable odors affecting a substantial number of people?				X
The proposed project would not create any source of objectionable odors affecting other people.				
<b>IV. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status				X

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
There were no blue line streams or riparian vegetation noted on the site or any USGS Maps reviewed. The site was free from any standing water. The parcel is considered an infill development project, with development occurring on and surrounding the site. The 9.51 acres is mostly developed with multiple buildings including a church sanctuary, two houses and several buildings for church related services. A small portion of the site, 1.26 acres has no structures but has been used as overflow asphalt parking.				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
Based on the site visit, no major riparian habitat or other sensitive community was found on the site. The site was free from standing water or condensed riparian vegetation that could warrant a habitat area for sensitive or endangered species. It is not anticipated that the proposed parcel map would have a substantially adverse effect on existing land use conditions on the site.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
The project would not have a substantial adverse effect on federally protected wetlands. The site is mostly developed.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
(d. and e.) The proposed project will not conflict with any General Plan or local policies pertaining to the protection of biological resources. The project site is an infill location well removed from hillsides and the San Jacinto Preserve areas that are the focus of local biological resources preservation programs. The project site is an infill location in an urban setting. The project is consistent with the goals and objectives of the General Plan and the Municipal Code related to the commercial land use designation.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X
The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) pertaining to the protection of biological resources or any other known local, regional or state habitat conservation plans. If not previously paid on the undeveloped parcel, the SKR Habitat plan will require a fee of \$500.00 per acre to be paid by the developer to assist in setting aside established protection areas for said habitat. The project site is within the plan area for the Western Riverside Multiple Species Habitat conservation Plan (MSHCP). The project is outside the plan Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The proposed project will not conflict with the Riverside County Multi-species plan that was recently adopted. If applicable, Multi-species mitigation fees in affect will be collected prior to building permit issuance and support existing MSHCP conservation and management programs.				
<b>V. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
(a.through c.) Based on the review of the Cultural Resources Inventory for the City of Moreno Valley (October 1987), there are no known archaeological resources on the site nor is the site of historical resources. There are no known paleontological or unique geological features on the site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
There is no known location of archaeological resources or human remains on the site. The standard condition of approval of any future development proposed for the site would be the requirement of work on the project to be terminated in the event that human remains are found on the site.				
<b>VI. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
The site is not within an Alquist-Priolo zone or other designated vault hazard zone.				
(ii) Strong seismic ground shaking?			X	
The nearest fault system is the San Jacinto fault system, which lies over 3 miles east of the site. The San Andreas fault is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles respectively to the southwest of the site. This faulting is not considered a significant constraint to development on the site with use of development codes.				
(iii) Seismic-related ground failure, including liquefaction?				X
It is anticipated that there will be a low chance of significant impact from surface fault rupture, seismic ground shaking or ground failure.				
(iv) Landslides?				X
Since the site is generally flat, there is no potential hazard related to landslides.				
(b) Result in substantial soil erosion or the loss of topsoil?			X	
In the construction phase of development, exposed soils on the project site may be prone to erosion as a result of exposure to both wind and rain. Established regulatory programs of the South Coast Air Quality Management District (SCAQMD) and the California Regional Water Quality Control Board require implementation of known best management practices during construction. This issue will be addressed as part of standard construction of any proposed project, with such measures as watering to reduce dust and sandbagging, if required, during rainy periods. The Stormwater Pollution Prevention Plan required for compliance with RWQCB regulations details the applicable measure, the location of the application, and the responsibility for monitoring and maintenance of control plans are implemented during construction and that erosion impact during project construction are less than significant. Once completed, the buildings, paving, landscaping and any water quality basins that will occupy the site will establish a condition presenting negligible potential for soil erosion.				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
(c.through d.) According to the information developed as part of the City's General Plan, the project site is not known to be exposed to any unstable geologic or soil conditions. Standard building code requirements establish standards for investigation of potentially stability hazards and engineering design to address any identified stability issues. Established City procedures for plan check, permit issuance, and building inspection ensure incorporation of engineering recommendations in project design.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
The proposed project will be served by the regional sewer system serviced by Eastern Municipal Water District.				
<b>VII. GREENHOUSE GAS EMISSIONS.</b> Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
The project is not expected to change existing traffic and therefore greenhouse gas emissions are not expected to change. In future construction, greenhouse gas will result primarily from fuel used in construction equipment which is expected to be below the South Coast Air Quality Management District thresholds.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The City does not currently have an adopted plan.				
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous				X

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
(a.through c.) The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, or use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous material, there will not be the potential for significant hazard to the public or environment.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
The site is not located on a list of hazardous material sites compiled pursuant to Government Code Section 65962.54.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
The site is not within an airport land use plan.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
There are no private airstrips within the City of Moreno Valley.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
(g and h) The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City has an adopted Hazardous Waste Management Plan (January 1991) as part of its General Plan, which addresses emergency response pertaining to hazardous materials. The City's emergency plans are also consistent with the General Plan. Since the proposed project is consistent with the General Plan, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.				
<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
(a and b) The project will have a negligible effect on groundwater supply. The future projects will create more impervious surfaces through the construction of hardscape, and structures.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
The project will not substantially alter the existing drainage pattern of the site or area, in a manner, which would result in substantial erosion or siltation on or off-site. The project will be required to meet Best Management Practices and participate in water quality practices as required for development. The project design includes a water quality basin and a Preliminary Water Quality Management Plan has been approved. A final Water Quality Management Plan will be required prior to the issuance of a grading permit.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?				X
The project will not substantially alter the existing drainage pattern of the site or area in a manner, which would result in substantial erosion or siltation on or off-site. The site is outside the 500-year flood plain.				
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?				
(e. through f.) The proposed project is consistent with the General Plan. The proposal would be consistent with planned stormwater drainage systems and will not exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff or otherwise substantially degrade water quality.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
The proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The project site is Office and Residential 5 and will not be developed with housing.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
(h. through i.) The proposed project is not within the 100-year flood plain. The Federal Emergency Management (FEMA) maps indicate that the site is in flood zone X which is defined as outside the 500-year flood plan. The proposed tentative tract map is an in-fill project which will not expose people or structures to a significant risk of loss or injury or death involving flooding, including flooding as a result of failure of a levee, or dam project.				
j) Inundation by seiche, tsunami, or mudflow?				X
The site is not identified in the General Plan as a location subject to seiche, or mudflow.				
<b>X. LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?				
The project will not divide an established community. The proposed project will combine five parcels into one 9.5 acre parcel with a Master Plot Plan for the existing and future church site.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
The project lies immediately adjacent to Perris Boulevard and Cottonwood Avenue with a mixture of retail and residential uses in the general vicinity. The project is consistent with the City's General Plan and the Office and Residential 5 zone. The project will not cause conflict with an applicable land use or policy. Church facilities are an allowed use with a Conditional Use Permit within a Residential Zone.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
The project is not within a reserve area established under the Stephen's Kangaroo Rat Habitat conservation Plan (SKR HCP) and will not conflict with the SKR Habitat Plan.				
The project site is outside the plan MSHCP Criteria Area, does not support riparian resources and is not within the special survey areas designated under the plan for narrow endemic plants, small mammals or amphibians. The project is in conformance with provisions for the Burrowing Owl.				
<b>XI. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
There are no known mineral resources on the site.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
There are no known mineral resources on the site. There are no locally important mineral resource recovery sites in proximity to the site.				
<b>XII. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
(a.through c.) The proposed project will not directly result in any noise impacts. With the development of the vacant areas and redesign of the site, the potential exists for an increase in noise levels: however, there will be no substantial permanent increase in ambient noise levels with the proposed project. The potential would exist for both short and long-term impacts on ambient noise levels in the project vicinity. Based on performance standards within the Municipal Code, the use will not exceed a 55 DBA level.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
During future construction, there will be limited noise from construction equipment. The City has standard conditions of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday from 6:00am to 8:00P, excluding holidays, and from 7:00AM to 8:00PM on weekends and holidays. As a result, no significant impacts would occur.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
The project is not located within an airport land use plan. The project is not within the 65 CNEL of March Air Reserve Base.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
There are no private airstrips in Moreno Valley.				
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
The proposed project would not induce substantial population growth.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any existing housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
The project will not displace any people.				
<b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				
(a.through e.) There will not be an incremental increase in the demand for new or altered public services including library, city hall, and city yard facilities. These facilities would be needed with or without the project.				
<b>XV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
The project would not have a direct effect on neighborhood or regional parks. The project will be required to pay Development Impact Fees.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
The project would not be required to construct or expand recreational facilities.				
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of			X	



<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
The proposed project is consistent with existing General Plan and zoning. The increase in traffic if any will be consistent with the capacity of the street system per the Traffic Study from Federhart & Associates dated October 25, 2012. Street improvements will be completed with Phase 1 and Phase 2 which includes improvements to St. Christopher Lane, Cottonwood Avenue and Perris Boulevard as conditioned. Phase 2 will include a raised median along Perris Boulevard from Saint Christopher Lane to Cottonwood Avenue to improve safety at this intersection (St. Christopher/Perris) and a bus bay on the south side of Cottonwood Avenue just east of the intersection.				
The site includes the demolition of 6 existing buildings and the addition of 8 buildings throughout the five phases. Additional parking will be provided as required per City standards.				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
The proposed project is consistent with the General Plan. The project will not exceed a level of service established by an adopted regional congestion management plan.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X
The proposed project would ultimately develop approximately 9.5 acres to include both existing and new structures. The project site is not located in, around or under any airport or airport fly-zone. Therefore, no impacts would result in air traffic patterns.				
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
As designed, the project will not result in hazards. The project is not adjacent to any potential incompatible uses.				
e) Result in inadequate emergency access?				
The project as designed is consistent with City standards. The site will be readily accessible for emergency access.				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
The project will not conflict with any adopted policies or programs. The site will provide pedestrian access from the public sidewalk and will be required to install a bus bay on Cottonwood Avenue in Phase 2 when the multi-purpose building is constructed in the northwest corner of the site.				
<b>XVII. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
(a. through e.) The proposed project is consistent with the General Plan, and therefore will not exceed wastewater requirements of the Regional Water Quality Control Board. Since the project is consistent with the General Plan, the project would not require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, or require or result in the construction of new storm water drainage facilities, or expansion of existing facilities.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The needs of the project for solid waste capacity would be negligible. The proposed project is expected to result in the use of utilities similar to the commercial uses in the vicinity. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs per the City's EIR completed for the General Plan update.

g) Comply with federal, state, and local statues and regulations related to solid waste?				X
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The City is complying with State and Federal regulation regarding solid waste. All future projects will comply with current policies regarding solid waste.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
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The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no historic structures on the site and there will be no impact to historic resources. The analysis in the Initial Study demonstrates that project and cumulative impacts would be less than significant and would not result in substantial adverse health effects on human beings.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
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The project will not create any impacts that when viewed in connection with existing land uses, other recently approved projects, and existing land use designations, would be considered cumulatively considerable. It is not expected that the proposed project would result in incremental effects. The analysis in the Initial Study demonstrates that the proposed project's cumulative impacts would be less than significant

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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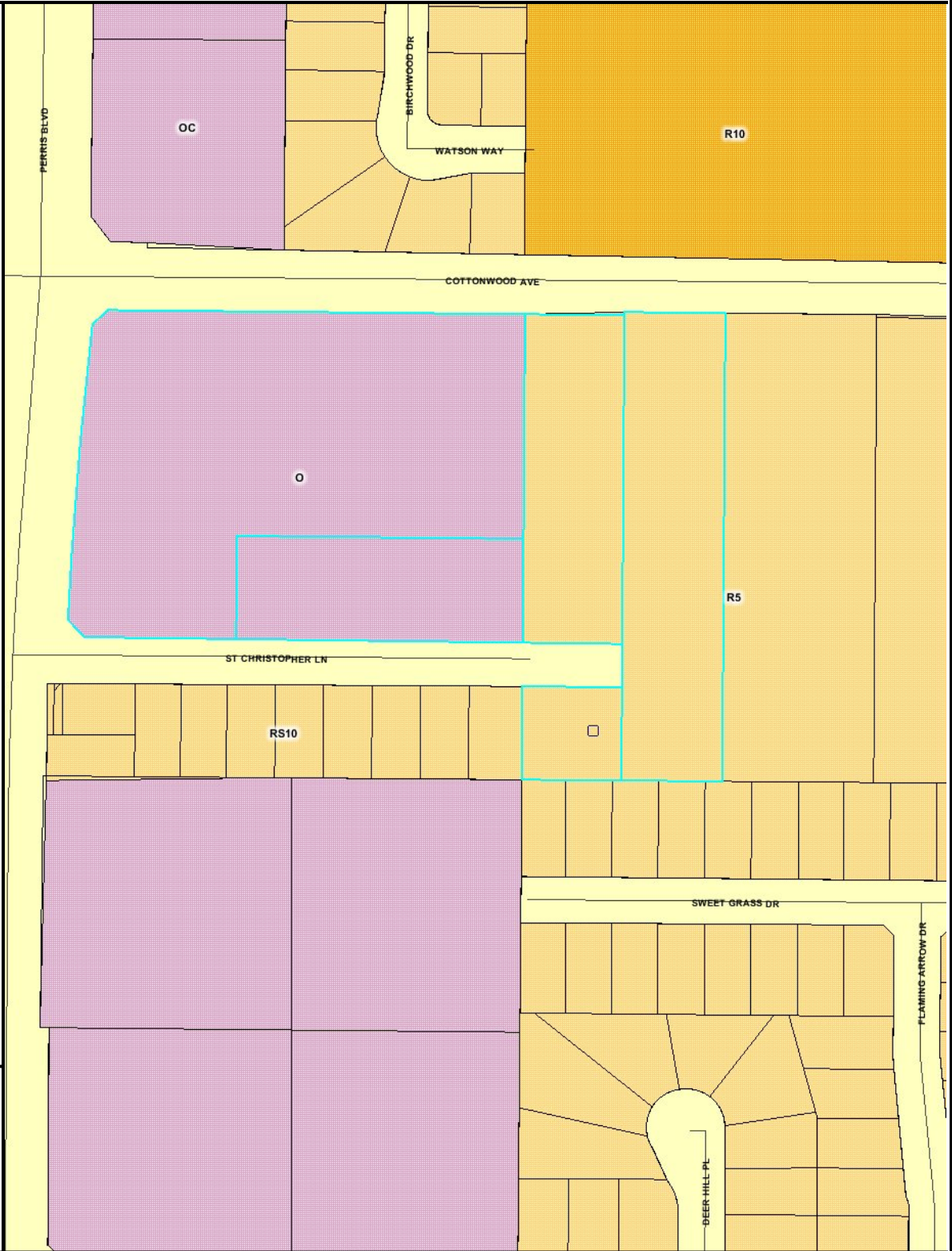
The proposed project is consistent with the General Plan and zoning for the site. The project will not cause substantial adverse effects on human beings, either directly or indirectly.

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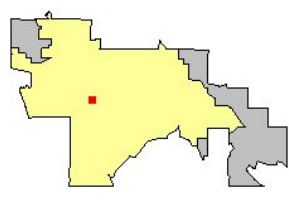
PA13-0002

## Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
- Zoning**
-  Commercial
-  Industrial/Business Park
-  Large Lot Residential
-  Multi-family
-  Office
-  Open Space/Park
-  Planned Development
-  Public Facilities
-  Residential 2 Dwellings/Acre
-  Residential Agriculture 2 Dwellings/Acre
-  Suburban Residential
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

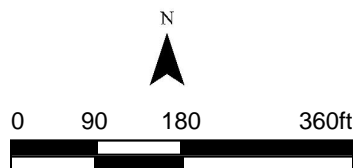


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City of Moreno Valley  
14177 Frederick St  
Moreno Valley, CA 92553

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# P12-051jd

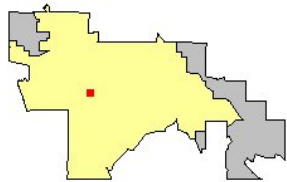
PA13-0002

## Legend

-  Selected Features
-  Highways
-  Parcels
-  Roads
-  Waterbodies
- City Boundaries**
-  Calimesa
-  Moreno Valley
-  Perris
-  Riverside

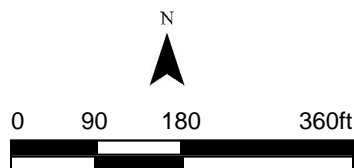


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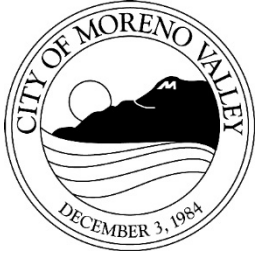
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## **PLANNING COMMISSION STAFF REPORT**

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Case: PA13-0027 – Housing Element Update

Date: September 26, 2013

Applicant: City of Moreno Valley

Representative: Planning Division

Location: City-wide

Proposal: A public hearing to obtain input from the public and for Planning Commission to consider and comment on the 2014-2021 City of Moreno Valley Draft Housing Element Update.

Recommendation: Provide input and direction to Staff.

### **SUMMARY**

The City of Moreno Valley is in the process of updating the Housing Element for the next housing period, 2014-2021. The Housing Element is one of seven State-mandated "elements" of the General Plan, and contains goals, policies, and programs dealing with local existing and future housing conditions and needs. California State law mandates that each jurisdiction update their Housing Element every eight years and that California Department of Housing and Community Development (HCD) "certify" the Housing Element to ensure compliance with State law. The required contents of the Housing Element are spelled out in Section 65583 of the California Government Code.

## **PROJECT DESCRIPTION**

The Housing Element is one of seven mandatory elements (per state law) of the City of Moreno Valley General Plan. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in an effort to preserve, improve and develop housing for all economic segments of the community in accordance with state law. All cities and counties in California are required to update General Plan Housing Elements on a regular basis and to submit the updated Element to the California Department of Housing and Community Development (HCD) for review and certification. As a jurisdiction of the Southern California Association of Governments (SCAG) region, the City of Moreno Valley is required to update its Housing Element by October 2013 for the 2014-2021 planning period.

Staff began work in late 2012 to update the Housing Element to address these requirements. The goal of the Housing Element is to promote effective development within the City and satisfy the City's Regional Housing Need Allocation (RHNA) obligation 6,129 residential units during the 2014-2021 planning period for the Southern California Association of Governments (SCAG) region.

## **BACKGROUND**

The California Legislature developed the RHNA process (Government Code §65590) in 1977 to address a shortage of affordable housing in California. The expressed intent of the legislature in enacting the RHNA statute was as follows:

- a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal;
- b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal;
- c) To recognize that each locality is best capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs; and
- d) To ensure that each local government cooperates with other local governments in order to address regional housing needs." (Government Code §66581)

HCD approved the 5th cycle RHNA allocation for the SCAG region. SCAG is the nation's largest metropolitan planning organization, representing six counties, 191 cities and more than 18 million residents. SCAG undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California now and in the future. As the designated Metropolitan Planning Organization, SCAG is mandated by federal and state law to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. The SCAG Regional Council adopted the Final RHNA Allocation at its October 4, 2012, meeting, which under state housing law must be approved by HCD. The 5th cycle RHNA Allocation represents projected housing need for each SCAG jurisdiction for the 2014-2021 projection period, and each jurisdiction is required to update its respective local housing



element to plan for the projected allocation. Housing elements are reviewed by HCD and must be adopted by the jurisdiction by October 15, 2013.

In the final RHNA plan, the regional total housing need for the period between January 1, 2014, and October 1, 2021, is 412,137 units. Of that regional total of 412,137 units, the County of Riverside total is 101,374 units and Moreno Valley's allocated RHNA obligation is 6,169 units. The programs and policies in the new draft Housing Element cover the period from January 1, 2014, and October 1, 2021, with a RHNA of 6,169 units distributed among four household income categories as presented below. The following analysis summarizes all of the significant components of this update.

## **ANALYSIS**

Pursuant to state law, Moreno Valley's Housing Element must accomplish the following:

- Provide adequate sites to achieve a variety and diversity of housing types
- Facilitate the development of affordable housing stock
- Promote equal housing opportunity
- Remove potential constraints to affordable housing development
- Address and, if necessary, improve the existing affordable housing

## **Housing Needs Assessment**

- The Housing Element examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census and American Community Survey estimates on population and demographic characteristics, California Department of Finance (DOF), California Employment Development Department (EDD), SCAG, and other relevant sources.
- According to the U.S. Census, the population of the City of Moreno Valley increased by 36% between the years 2000 and 2010, growing from 142,381 to 193,365.
- The City's 2012 population represents approximately 8.8% of the Riverside County total population of 2,189,641 persons.
- The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. 36% of the City's population is under the age of 19, 58% is between the ages of 19 and 64, and 6% is over the age of 65.
- In comparison to the county as a whole, Moreno Valley's population is slightly younger, with the median age of Moreno Valley residents lower than the county median age by 4.4 years.

- The population of Moreno Valley is 54% Hispanic with 18% White and 17.2% African American. Approximately 2.6% of Moreno Valley’s population identified themselves with more than one race category, and 0.2% identified themselves as some other race.
- Current employment and projected job growth have a significant influence on housing needs during this planning period. The State Employment Development Department Labor Market Information Division reporting that as of March 2013 the County of Riverside unemployment rate was at 12.3% and Moreno Valley was at 14.2%.
- Moreno Valley has a workforce of 89,903 persons, or approximately 64.5% of the working age population, as reported by the 2007-2011 American Community Survey 5-Year Estimates.

The City’s 2014-2021 fair-share allocation of new housing need according to the SCAG Regional Housing Needs Assessment is 6,169 units, distributed among the following income categories:

Table 1: City of Moreno Valley, RHNA 2014-2021

<b>Moreno Valley Regional Housing Needs Allocation 2014-2021</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
Very Low-Income	1,500	24.3%
Low-Income	993	16.5%
Moderate-Income	1,112	18.1%
Above Moderate-Income	2,584	41.1%
<b>Total Construction Need</b>	<b>6,169</b>	<b>100%</b>

**Affordability & Income Limits**

California Health and Safety Code §50079.5 and §50105 provide that affordability limits are those that are established by the U.S. Department of Housing and Urban Development (HUD). The income limits set by HUD are revised annually and are based on median family income for a particular county and a corresponding family size. State and federal guidelines dictate the following income categories:

- Extremely Low Income: less than 30% of the Area Median Family Income
- Very Low Income: less than 50% of the Area Median Family Income
- Low Income is deemed to be between 50% and 80% of the Area Median Family Income
- Moderate Income is set at levels between 80% and 120% of Area Median Family Income

The area median income in the County of Riverside is \$57,768, in 2013 dollars. For extremely-low-income households, this results in an income of \$17,330 or less for a four-person household. Households with extremely low-incomes have a variety of housing situations and needs.

**Discussion of Implementation Efforts**

The Housing Opportunities section of the Housing Element identifies sites where the RHNA can be accommodated, and indicates funding and other resources available to pursue housing objectives for Moreno Valley. The prior Housing Element identified several available sites, and this updated Element continues to include those sites in the inventory since they have been found to be acceptable to HCD.

An important factor in determining whether sites can accommodate housing for specific income categories is the allowed density. 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.

The HCD-approved 2011 Housing Element for Moreno Valley proposed to create the R30 zoning designation, and then process a General Plan Amendment to apply the R30 designation to the identified locations. The Residential 30 (R30) General Plan Amendment and rezoning has been implemented and allows the City of Moreno Valley to meet its 2008-2014 RHNA numbers (Table 2).

Table 2: City of Moreno Valley, RHNA 2008-2014

<b>Moreno Valley Regional Housing Needs Allocation 2008-2014</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
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%
<b>Total Construction Need</b>	<b>7,474</b>	<b>100%</b>

On April 23, 2013 the City Council of Moreno Valley approved the Residential 30 (R30) rezoning. The 146.19 acres rezoned to Residential 30 (R30) could potentially provide up to 4,385 units if fully built out at the density of 30 units per acre. The Housing Element noted that based on historical development patterns, it will be assumed that the majority of sites would be

developed at 80% of the maximum residential density, which would be 3,508 units (463 over the required 3,045 units).

No modifications to existing land use or zoning designations are proposed as a part of the 2014-2021 Housing Element update. It is expected that with the City's existing residential inventory, the City will have adequate sites available to meet its total fair share housing allocation of 6,129 units during the upcoming planning period covered by the draft 2014-2021 Housing Element.

## **PUBLIC PARTICIPATION**

Citizen participation is one of the most important components of the Housing Element process. The City of Moreno Valley Community & Economic Development Department utilized various opportunities to solicit meaningful community input in preparing the City's 2014-2021 Housing Element.

The Consolidated Plan and Annual Action Plan were completed by the Business Support and Neighborhood Programs Division and required much the same data/input as the Housing Element, therefore the community outreach was combined. City staff conducted meetings with area residents, non-profit organizations and surrounding jurisdictions to solicit input on community needs. Two public meetings were conducted to determine community needs. In addition, several focused meetings with local agencies, surrounding jurisdictions and City committees were also conducted. Information and notification of these meetings was distributed through correspondence, flyers and public notices in the Press Enterprise Newspaper. The information compiled from the meetings was used in determining the needs in the community and the development of strategies as well as updating the Housing Element.

Three public hearing were conducted to solicit input from the community (December 11, 2012, March 26, 2013 and May 23, 2013). After receiving input from the community, the proposed Consolidated Plan and Annual Action Plan were adopted by the City Council.

With work completed for the Alessandro Boulevard Corridor Vision Plan and Implementation Plan, the City of Moreno Valley was able to provide additional Multiple Family housing in areas near existing or emerging employment and shopping centers along Alessandro Boulevard. The Residential 30 (R30) rezoned as part of the Alessandro Boulevard Corridor Project also allowed the City of Moreno Valley to meet its 2008-2014 State-mandated Regional Housing Needs Assessment (RHNA) numbers.

The development of the vision plan for the Alessandro Boulevard Corridor Vision Plan was a collaborative and participatory process. There were two public workshops held at the City Hall Council Chambers on April 22, 2010 and May 6, 2010. The Alessandro Boulevard Corridor Implementation Plan included two public hearings, Planning Commission on March 14, 2013 and City Council on April 23, 2013. There was also one public informational meeting held at the City Hall Council Chambers on March 7, 2013.

There were also two public hearings for related specific plan and code amendments related to the Housing Element, Planning Commission on April 25, 2013 and City Council on May 28, 2013. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) and zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code to include Emergency Shelters, Farm Worker Housing, Single Room Occupancy Units (SRO) and Reasonable Accommodation Procedures. The amendments provided the necessary consistency with the City of Moreno Valley's certified Housing Element.

Lastly, the Planning Commission hearing on September 26, 2013 will provide the opportunity to solicit meaningful community input regarding the 2014-2021 Housing Element before it is submitted to the State Department of Housing and Community Development (HCD) for review.

### **ENVIRONMENTAL**

Transmittal of the Draft Housing Element update to HCD does not require CEQA documentation at this time.

### **NOTIFICATION**

A 1/8 page public notice was published in the local newspaper, the Press Enterprise, on September 15, 2013. The notice is also posted on the City's website.

### **STAFF RECOMMENDATION**

Staff recommends:

1. That the Planning Commission provides input and direction on the Draft Housing Element Document.

Prepared by:

Claudia Manrique  
Associate Planner

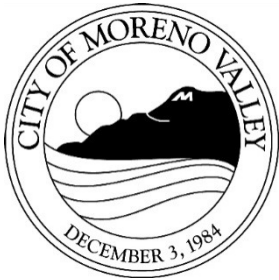
Approved by:

Chris Ormsby, AICP  
Interim Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Draft 2014-2021 Housing Element
3. Certified Housing Element

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## **NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

A PUBLIC HEARING TO OBTAIN INPUT FROM THE PUBLIC AND FOR THE PLANNING COMMISSION TO CONSIDER AND COMMENT ON THE 2014-2021 CITY OF MORENO VALLEY DRAFT HOUSING ELEMENT UPDATE (PA13-0027).

The City of Moreno Valley is in the process of updating the Housing Element for the next housing period, 2014-2021. The Housing Element is one of seven State-mandated "elements" of the General Plan, and contains goals, policies, and programs dealing with local existing and future housing conditions and needs. California State law mandates that each jurisdiction update their Housing Element every eight years and that California Department of Housing and Community Development (HCD) "certify" the Housing Element to ensure compliance with State law. The required contents of the Housing Element are spelled out in Section 65583 of the California Government Code.

The proposal is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061 of the CEQA Guidelines. The amendment does not have the potential to cause a significant effect on the environment.

The Planning Commission may consider any appropriate modifications or alternatives to the amendment or the environmental determination. Any person concerned about the proposal may submit written comments to the Planning Division prior to the hearing date listed below. Any person may appear and be heard in support or opposition to the project or the environmental determination at the time of the hearing. Any person interested in the proposed project may contact Claudia Manrique, Associate Planner at (951) 413-3225 or at the Community & Economic Development Department at 14177 Frederick Street, Moreno Valley, California, during normal business hours (7:30 a.m. to 6:00 p.m., Monday – Thursday).

If you challenge any of these items in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission on or before the following meeting date:

**Thursday, September 26, 2013  
7:00 P.M. or thereafter  
City Council Chambers  
14177 Frederick Street  
Moreno Valley, CA 92552-0805**

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**CITY OF MORENO VALLEY  
DRAFT HOUSING ELEMENT  
2014-2021**

City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA. 92552-0805

**September 2013**

ATTACHMENT 2

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## I. Introduction

### Vision

***A City that provides safe and decent housing opportunities for all its residents, offering a range of housing options to accommodate the diverse needs of the community.***

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City of Moreno Valley. In addition, the Housing Element defines the goals and policies that will guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years.

State law requires that all cities adopt a Housing Element and describe in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. This Housing Element incorporates the most current data and information readily available at the time of writing. It also includes an evaluation of the Housing Element adopted in 2011, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

This Moreno Valley Housing Element is prepared for the 2014-2021 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

### A. Purpose and Content

The Housing Element of the General Plan is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

*The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.*

Per State Law, the Housing Element has two main purposes:

- To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
- To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is an eight-year plan for the 2014-2021 period and serves as an integrated part of the General Plan, but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;

- 
- Maximizing housing choice throughout the community;
  - Assisting in the provision of affordable housing choice;
  - Removing government and other constraints to housing investment; and
  - Promoting fair and equal housing opportunities.

The Housing Element consists of the following major components:

- A profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- An analysis of constraints to housing production and maintenance. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs.
- An overview of resources available to further housing production and maintenance.
- Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- An assessment of housing accomplishments during the previous Housing Element period, 2008-2014.
- A statement of the Housing Plan to address the City's identified housing needs, including a formulation of housing goals, policies, and programs.

### Community Profile

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles, and 42 miles west of Palm Springs. The City is located near the eastern edge of the Los Angeles metropolitan area. Moreno Valley is situated along two major freeways. The Moreno Valley Freeway (State Route 60) connects directly to downtown Los Angeles and the regional freeway system. State Route 60 connects to Orange County via the Riverside Freeway (State Route 91). To the east, State Route 60 connects with Interstate 10, running to Palm Springs, Phoenix, and beyond. Interstate 215 runs by the westerly city limits, and is an important north-south link from San Diego through western Riverside and San Bernardino counties and beyond.

Moreno Valley is characterized by a beautiful valley bounded by mountains and hills on three sides. The city limits are bounded on the north by the Box Springs Mountains. The gullied hills of the Badlands lie to the east. The mountains of the Lake Perris Recreation Area, the floodplain of Mystic Lake and the San Jacinto Wildlife Area and level terrain in the City of Perris are located to the south. Gently sloping terrain lies west of the city limits within March Air Reserve Base, the City of Riverside and the County of Riverside.

To understand the current land use and development patterns that exist in Moreno Valley, it is important to understand the general history of the settlement of the area. Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted by Juan Bautista de Anza in 1774. The trail passed through the San Jacinto Valley, the Perris

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Valley and southwest Moreno Valley. Moreno Valley and the rest of California became part of the United States in 1850. The Moreno Valley area began to develop in the late 1880's with the establishment of the Alessandro and Moreno settlements.

The City of Moreno Valley was incorporated on December 3, 1984 and thereafter the population soared, reaching 118,779 in 1990. For part of that period it was the fastest growing city in the country. Moreno Valley is the second largest city in Riverside County with a population of 193,365 in the year 2010 according to the US Census.

Today, Moreno Valley is very typical of other suburban communities in terms of the distribution and range of land use in the community. Moreno Valley offers a mix of housing types. Single-family homes make up about 75 percent of the housing stock and the multi-family share is about 25 percent.

To avoid serving simply as bedroom communities for adjacent countries, Riverside County jurisdictions, including Moreno Valley, are working to attract new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes and improves the local air quality and quality of life in general.

## **B. Summary**

The 2011 housing element (2008-2014 planning period) consisted of a series of ongoing and new programs that implemented the City's housing element goals. The City of Moreno Valley's housing goals were 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 provided a series of highly successful programs that included annual neighborhood clean ups throughout the city, home improvement loan and grant programs, as well as focused neighborhood beautification grant programs. Additionally, the City of Moreno Valley takes a proactive role in its code enforcement activities in CDBG target areas. Often, code officers are the point of contact for referrals to the City's rehabilitation programs. Neighborhood revitalization programs also included the Targeted Neighborhood Program, which assisted in establishing owner's associations in order to address issues in smaller rental developments and maintain an important part of the privately owned, affordable multiple family rental housing stock.

The goal of creating housing opportunities for special needs populations in the past primarily focused on senior populations and transitional housing. In the 2008-2014 element this goal had

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been expanded to include Agency funding of rental units affordable to formerly homeless, mentally ill adults, as well as developmentally and physically disabled adults and seniors. On May 28, 2013, the City Council amended the Moreno Valley Industrial Area Specific Plan (SP 208) to include Emergency Shelters as a permitted use. Zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code were also amended to include Single Room Occupancy Units (SRO) zones in the multiple family and specified commercial zones as well as adopting Reasonable Accommodation Procedures. Although Moreno Valley is no longer an agricultural community, pursuant to State law, the element also required an amendment to the Municipal Code to include currently permitting, by right, farm worker housing in all multiple family zones. The May 2013 amendments provided the necessary consistency with the City of Moreno Valley's certified 2008-2014 Housing Element.

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 in the 2011 Housing Element (2008-2014 planning period), with the goal of creating rental housing for low and very low income households, was the rezoning of 142 acres to Residential 30 (R30) (approved by City Council on April 23, 2013).

To accommodate the 2008-2014 regional housing need of 1,806 Very Low-Income Units and 1,239 Low-Income Units (total of affordable units = 3,045), the City rezoned 142 acres of vacant and underutilized sites to R30 with a minimum density of 24 units per acre. The rezoned sites are identified by Assessor Parcel Number (APN) in Attachment #. The sites are appropriately sized to accommodate higher density developments, and will allow owner-occupied and rental multifamily residential uses without a conditional use permit (CUP), which is not required in Moreno Valley for multiple 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 rezoned 8.75 acres of Agency owned land at Day and Alessandro, which in the past has been proposed to be used for a 225 unit affordable housing development with a day care facility. Additionally, the Agency 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 complement its provision of funds and land. The incentives include deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy, lower development impact fees for affordable housing, and permit streamlining. Through the County of Riverside, waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing; density bonus pursuant to the City's density bonus ordinance and a 100% density bonus for senior housing.

The City's goal of creating housing opportunities for low and moderate income first time home buyers consists of three 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 third is the Neighborhood Stabilization Program (NSP), which was established by HUD for the

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purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the NSP program, the city was able to use funds to purchase and rehabilitate homes then resell them to individuals or families whose incomes do not exceed 50 percent of the area median income.

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; and distributing free of charge compact fluorescent light bulbs.

### **C. New State Legislation**

The Moreno Valley Housing Element was last updated in 2011 and is currently being updated for the years 2014 to 2021 as part of the new update cycle for jurisdictions within the SCAG (Southern California Association of Governments) region to allow for synchronization with the 2012-2035 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). The Element sets forth an 8-year strategy to address the City's identified housing needs, including specific implementing programs and activities.

Various amendments have been made to Housing Element law since adoption of the City's current Housing Element. These include:

- AB 162: Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- SB 244: Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- SB 812: In addition to the existing special needs groups, the City must include an analysis of the housing needs for persons with developmental disabilities.
- AB 1867: Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- SB375 Implications: For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.



## D. Citizen's Participation

Citizen participation is one of the most important components of the Housing Element process. The City of Moreno Valley Community & Economic Development Department utilized the following strategy to solicit meaningful community input in preparing the City's 2014-2021 Housing Element.

### Consolidated and Annual Action Plans

The U.S. Department of Housing and Urban Development (HUD) requires that grantee cities, such as Moreno Valley, prepare both a Consolidated Plan and an Annual Action Plan as a condition to receiving Federal funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The Consolidated Plan is a planning document that covers a five year period between July 1, 2013 and June 30, 2018, and establishes the City's strategies for addressing low and moderate income needs of the community, as defined by HUD regulations. As the above plans required much the same data/input as the Housing Element, the community outreach was combined. As the above plans required much the same data/input as the Housing Element, the community outreach was used to formulate Housing Element policies and programs.

Citizen participation for the development of the Consolidated Plan, the Annual Action Plan, and the Analysis of Impediments to Fair Housing (AI) was accomplished through a series of meetings, public notices and announcements. City staff conducted meetings with area residents, non-profit organizations and surrounding jurisdictions to solicit input on community needs. Two public meetings were conducted to determine community needs. In addition, several focused meetings with local agencies, surrounding jurisdictions and City committees were also conducted. Information and notification of these meetings was distributed through correspondence, flyers and public notices in the Press Enterprise Newspaper. The information compiled from the meetings was used in determining the needs in the community and the development of strategies as well as updating the Housing Element.

In addition, three public hearings were conducted to solicit input from the general public for the required reports. The first public hearing took place on December 11, 2012 and residents were given the opportunity to provide comments regarding priority needs in the community. A second public hearing was held on March 26, 2013 to discuss the proposed Consolidated Plan goals and objectives and the proposed projects for the upcoming fiscal year. After receiving input from the community, the proposed Consolidated Plan was available for a 30-day public examination and comment period from March 15, 2013 through April 15, 2013. The Plan was available at four locations (Library, City Corporate Yard, City Hall and Senior Center) within the City. A final public hearing was conducted on May 23, 2013 after the close of the public review period. The final public hearing allowed the public an opportunity to comment on the proposed Consolidated Plan before adoption by the City Council.

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## Alessandro Boulevard Corridor Plan

In 2009 the City of Moreno Valley received a Compass Blueprint Strategy grant award from the Southern California Association of Governments (SCAG) to complete the “Alessandro Boulevard Corridor – Vision Plan”. The “Alessandro Boulevard Corridor – Vision Plan” focused on long-term goals for the corridor related to land-use, transportation, and economic revitalization along Alessandro Boulevard, including ways to enhance the boulevard as a transit corridor for faster and more frequent bus service. The vision plan looked at socioeconomic trends, surrounding development patterns, and the type of development envisioned for Alessandro Boulevard Corridor and then evaluated these conditions and made a series of recommendations.

The development of the vision plan for the Alessandro Boulevard Corridor was a collaborative and participatory process. There were two public workshops held at the City Hall Council Chambers on April 22, 2010 and May 6, 2010. Participants were given the opportunity to voice their opinions on where to locate mixed use and/or higher density development along the corridor. There were also a series of meetings with community stakeholders at City Hall with the consultants and City Staff.

The key recommendations from the workshops and meetings were used to create a series of independent but related activity nodes. These activity nodes works in concert with Moreno Valley’s existing activity nodes to provide a complete and strategically dispersed set of places aimed at either the regional, community or neighborhood level of activity. The following six nodes were defined in the Vision Plan for inclusion in the Mixed Use Districts Overlay:

- Alessandro Boulevard & Frederick Street (MUI)
- Alessandro Boulevard & Heacock Street (MUN)
- Alessandro Boulevard & Perris Boulevard (MUC)
- Alessandro Boulevard & Lasselle Street (MUN)
- Alessandro Boulevard & Nason Street (MUI)

The “Alessandro Boulevard Corridor – Vision Plan” workshops and meetings also supported the placement of the higher density Residential 30 (R30) housing as identified in the 2011 General Plan Housing Element. The four areas included:

- Area #1 - Alessandro Boulevard and Day Street,
- Area #2 - Alessandro Boulevard & Elsworth Street
- Area #3 - Alessandro Boulevard & Morrison Street
- Area #4 - Perris Boulevard & Iris Avenue

In 2011 the City of Moreno Valley received a Compass Blueprint Strategy grant award from the Southern California Association of Governments (SCAG) to complete the “Alessandro Boulevard Corridor Implementation Project”. The goal of the “Alessandro Boulevard Corridor Demonstration Project – Phase I” was to identify opportunities for mixed use transit-oriented

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development along Alessandro Boulevard. With implementation of the Corridor Project, the City of Moreno Valley was able to provide additional Multiple Family housing in areas near existing or emerging employment and shopping centers along Alessandro Boulevard. The Residential 30 (R30) rezoned as part of the Alessandro Boulevard Corridor Project also allowed the City of Moreno Valley to meet its 2008-2014 State-mandated Regional Housing Needs Assessment (RHNA) numbers.

Two 1/8 page ads were published in the Press Enterprise and 1,167 notices were sent residents affected by the rezoning and Mixed Use Districts Overlay area (including a 300 foot buffer) for both the Planning Commission (March 14, 2013) and City Council (April 23, 2013) Public Hearings. There was also one public informational meeting held at the City Hall Council Chambers on March 7, 2013 and the information for this meeting was included on the Planning Commission Public Hearing notice. The three members of the public came to the informational meeting and were interested in either the proposed changes to their own property or had a neighboring parcel. No concerns were raised with the project at either the Planning Commission or City Council Public Hearings.

The rezoned sites are identified by Assessor Parcel Number (APN) in [Attachment X](#). The 146.19 acres rezoned to Residential 30 (R30) could potentially provide up to 4,385 units, if fully built out at the density of 30 units per acre. The Housing Element noted that based on historical development patterns, it will be assumed that the majority of sites would be developed at 80% of the maximum residential density, which would be 3,508 units.

The 2008-2014 RHNA required specific numbers of units based on income categories. The requirements were a total of 1,806 units in the “Very Low” category, and 1,239 units in the “Low” category for a total of 3,045 units. The rezoning of 146.19 acres to Residential 30 (R30) allowed the City of Moreno Valley to maintain its compliance with State housing element law.

## Related Specific Plan & Code Amendments

The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) and zoning regulations contained in Title 9 of the City of Moreno Valley Municipal Code to include Emergency Shelters, Farm Worker Housing, Single Room Occupancy Units (SRO) and Reasonable Accommodation Procedures. The amendments provided the necessary consistency with the City of Moreno Valley’s certified Housing Element.

The specific plan and code amendments went to two public hearings and a 1/8 page advertisement was published in the Press Enterprise for each meeting. Planning Commission was held on April 25, 2013 and City Council was held on May 28, 2013. All the items are approved.

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## September 26, 2013 Community Outreach & Planning Commission

*Will be updated after the meeting*

### **E. Consistency with State Planning Law**

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the Housing Element. State law requires that the City's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing" (Section 65583). In addition, the Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There is no single approved format for a Housing Element. Instead, State law defines components of issues that must be addressed. A Housing Element should clearly identify and address, at a minimum, each component listed below.

1. Review of existing Housing Element.
2. An assessment of existing and projected housing and employment trends to assess a locality's housing needs for all income levels.
3. An inventory of resources relevant to meeting housing needs.
4. An inventory of constraints relevant to the meeting of these needs.
5. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
6. A program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

### **F. General Plan Consistency**

The goals, policies, objectives and programs in the housing element for the planning period of 2014-2021, 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

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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.

### Relationship to Other General Plan Elements

The City of Moreno Valley's General Plan contains goals and policies for urban development, community design, housing, natural hazards, economic development, and public services and facilities.

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Moreno Valley. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Conservation and Open Space Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic view sheds. Finally, the Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard (such as wildfires and flooding) as conditions to development.

The City must also ensure that adequate water and sewer services are available to accommodate the growth anticipated in the Housing Element. In the event of a shortage in water supply or sewage capacity, affordable housing will be given priority for allocation pursuant to SB 1087. Upon adoption of the Housing Element, the City will send a copy of the Housing Element to the various water and sewer service providers.

### Goals and Policies

The Moreno Valley Housing Element includes the following goals:

- Maintain and enhance the quality of existing residential neighborhoods in Moreno Valley.
- Encourage adequate provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.
- Provide increased opportunities for home ownership.
- Provide housing support services to address the needs of the City's low and moderate income residents.
- Promote equal opportunity for all residents to reside in the housing of their choice.



## II. Housing Plan

The Housing Plan includes goals, policies, and programs related to housing and are presented in this section. The policies are established to guide the development, redevelopment and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. It is a goal of the City to ensure that all residents have decent, safe, sanitary and affordable housing regardless of income. This statement guides the City's actions with respect to housing. The specific goals, policies and actions detailed in this section provide the framework for the City's overall housing program. Specific policies and actions included in this element are intended to provide a wide variety of programs and tools to implement the City's General Plan goals. Actual programs will be implemented at the discretion of the City in order to meet established objectives.

The goals and policies contained in the Housing Element address Moreno Valley's identified housing needs and are implemented through a series of actions and programs. Housing programs define the specific actions the City will take to achieve specific goals and policies. The action plan includes both programs currently in operation and new activities which have been added to address the City's unmet housing needs. It should be noted that the listing of a particular funding source of a particular program and/or action does not denote that it has been allocated or appropriated as a source of funding for such a program and/or action.

**Housing Goal #1:** *Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.*

**Policy 1.1:** Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.

**Policy 1.2:** Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.

**Policy 1.3:** Avoid concentrating housing constructed expressly for lower income households in any single portion of any neighborhood.

**Policy 1.4:** Locate higher density residential development in close proximity to employment and shopping.

**Policy 1.5:** Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).

**Actions and Programs**

Action 1.1	<p>Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 1.2	<p>Encourage variety of housing development through various Overlay zone alternatives (Senior Housing, Planned Development, Mixed Use) or with the density bonus incentives.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 1.3	<p>The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CDBG, HOME, General Fund</i></p>
Action 1.4	<p>Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund, Moreno Valley Housing Authority</i></p>
Action 1.5	<p>Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund, Grants</i></p>
Action 1.6	<p>Work with Habitat for Humanity to utilize vacant Housing Authority owned infill lots for single-family development to provide housing for lower income families and individuals.</p>



	<p><i>Responsible Agency: City of Moreno Valley Planning Division, Business Support &amp; Neighborhood Programs Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CDBG&amp; NSP 3 funds for acquisition of property to be rehabilitated and sold</i>  <i>Objective: Target 8 units over the planning period.</i></p>
<p>Action 1.7</p>	<p>Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
<p>Action 1.8</p>	<p>The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Information on these financial and regulatory incentives will be made available on the City’s website and in public places at City Hall.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Sources: General Fund, Tax Credits, HOME funds, CDBG, CHFA funds, HUD, Local Lenders</i>  <i>Objective: Promote development of one mixed use project for lower and moderate-income households</i></p>
<p>Action 1.9</p>	<p>Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
<p>Action 1.10</p>	<p>To encourage the development of affordable residential and mixed-use projects, the City will offer incentives such as a reduction in development standards (i.e. lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p><i>Responsible Agency: The City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>

**Housing Goal #2: *Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.***

**Policy 2.1:** Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.

**Policy 2.2:** Work with non-profit agencies and private sector developers to encourage the development of senior housing.

**Policy 2.3:** Provide access to emergency shelter with emergency support for City residents, including disadvantaged groups.

**Policy 2.4:** Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.

**Policy 2.5:** Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.

**Policy 2.6:** Promote the City's Density Bonus Ordinance through incentives to potential developers.

### ***Actions and Programs***

Action 2.1	<p>Utilize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME funds, CDBG, CHFA funds, HUD, Local Lenders</i></p>
Action 2.2	<p>The Moreno Valley Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
Action 2.3	<p>Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to</p>

	<p>purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: Moreno Valley Housing Authority, CDBG, HOME, Bond Financing</i>  <i>Objective: Target one project of a minimum of 40 units for extremely-low and very-low incomes.</i></p>
Action 2.4	<p>To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund, Emergency Shelter Grant Funds</i></p>
Action 2.5	<p>The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
Action 2.6	<p>Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority and Riverside County Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: Riverside County Housing Authority, HUD Section 8</i></p>
Action 2.7	<p>Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family zones.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund, Tax Credits</i></p>
Action 2.8	<p>Continue to support the City's effort of encouraging multiple-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.</p>

	<p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: CDBG, HOME funds, Bond Financing</i>  <i>Potential Funding Source: General Fund</i></p>
Action 2.9	<p>Pursuant to Government Code Section 65583, the City of Moreno Valley is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund, HUD Section 202/811 funds</i></p>
Action 2.10	<p>Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CHFA funds, HUD loans, HOPE funds, HOME funds</i>  <i>Objective: Promote the development of 20 rental units with two or three bedrooms</i></p>

**Housing Goal #3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.**

**Policy 3.1:** When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.

**Policy 3.2:** Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.

**Policy 3.3:** Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

**Policy 3.4** Ensure that water and sewer providers are aware of the City’s intentions for residential development throughout the City.

***Actions and Programs***

<p>Action 3.1</p>	<p>The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
<p>Action 3.2</p>	<p>To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 9.09.190 to include Single room occupancy (SRO) facilities. Residential 30 (R30), the Mixed Use District Overlay and Community Commercial (CC) allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
<p>Action 3.3</p>	<p>Continue to permit manufactured housing on permanent foundations in residential zones subject to compatibility criteria.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
<p>Action 3.4</p>	<p>In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: By January 1, 2014</i>  <i>Potential Funding Source: General Fund</i></p>

**Housing Goal #4: Provide increased opportunities for homeownership.**

**Policy 4.1:** Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.

**Actions and Programs**

Action 4.1	<p>Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside’s First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.</p> <p><i>Responsible Agency: County of Riverside Housing Authority and Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: County of Riverside Economic Development Department</i></p>
Action 4.2	<p>Continue to work with Habitat for Humanity in the development of single-family homes for lower income families.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME Funds</i></p>
Action 4.3	<p>The Moreno Valley Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: HOME Funds, CHFA Funds</i></p>
Action 4.4	<p>The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Moreno Valley.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>

**Housing Goal #5: *Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.***

**Policy 5.1:** Through the Neighborhood Stabilization Program the City will preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.

**Policy 5.2:** Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

**Policy 5.3:** Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.

**Policy 5.4:** Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through County, State, and Federal funding mechanisms.

### ***Actions and Programs***

Action 5.1	<p>Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Building Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 5.2	<p>Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>

**Housing Goal #6: *Encourage energy conservation activities in all neighborhoods.***

**Policy 6.1:** Comply with all adopted federal and state actions to promote energy conservation.

**Policy 6.2:** Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.

**Policy 6.3:** Promote the proposed Sustainable Community section in the Conservation Element of the General Plan.

**Actions and Programs**

Action 6.1	<p>Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.</p> <p><i>Responsible Agency: Moreno Valley Housing Authority</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: County of Riverside</i></p>
Action 6.2	<p>Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>
Action 6.3	<p>Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the proposed Sustainable Community section in the Conservation Element.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division and Building Division</i>  <i>Timeframe: Ongoing 2014-2021</i></p>
Action 6.4	<p>The City shall implement its local action plan for reduction of greenhouse gas emissions.</p> <p><i>Responsible Agency: City of Moreno Valley Planning Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>

**Housing Goal #7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.**

**Policy 7.1:** Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.

**Actions and Programs**

Action 7.1	<p>The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing by actively pursuing any complaints of housing discrimination within the City. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct</p>
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	<p>workshops and seminars about landlord and tenant responsibilities and rights.</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division and Riverside County Fair Housing Council</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: CDBG</i></p>
<p>Action 7.2</p>	<p>The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Moreno Valley will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.</p> <p><i>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</i>  <i>Timeframe: Ongoing 2014-2021</i>  <i>Potential Funding Source: General Fund</i></p>



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### III. Quantified Objectives

State Housing Law requires that each jurisdiction establish the number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from January 1, 2014 to October 31, 2021. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the period process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. The current planning period is from January 1, 2014 to October 31, 2021. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs.

The RHNA consists of two measurements of housing need: existing and future needs.

1. Existing Needs: The existing needs assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30% of their income for housing, as well as severe overcrowding, farmworker needs, and housing preservation needs.
2. Future Needs: The future need for housing is determined primarily by the forecasted growth of housing in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The anticipated housing needed for new households is then adjusted to account for an ideal level of vacancy units.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to obtain these objectives, Moreno Valley cannot guarantee that these needs will be met given the limited financial and staff resources, and the gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, federal and county programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

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## IV. Housing Needs Assessment

This section of the Housing Element examines general population and household characteristics and trends, such as age, race, and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g. number of units and type, tenure, age and condition, costs) are also addressed.

### Data Sources and Methodology

In preparing the Housing Element, various sources of information are consulted. The 2010 Census provides the basis for population and household characteristics. However, the 2010 Census no longer contains detailed information on households, income and housing characteristics. Therefore, several sources are used to supplement the 2010 Census, including the following:

- 2007-11 American Community Survey by the Census Bureau
- 2005-09 American Community Survey by the Census Bureau
- HUD CHAS data
- California Department of Finance (DOF)
- California Employment Development Department (EDD)
- Population and demographic data updated by the State Department of Finance
- City of Moreno Valley Consolidated Plan 2013-2018
- City of Moreno Valley Annual Action Plan
- Housing market information, such as home sales and rents, from Dataquick and Realtytrack, among other sources
- Labor statistics from California Employment Development Department

### A. Population Trends and Demographic Characteristics

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Moreno Valley, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2014-2021 Housing Element cycle.

## Population Trends

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing needs in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

## Population Growth

The Census reported that Moreno Valley's population rose from 118,779 in 1990 to 193,365 in 2010 (Table 8-1). The SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (Adopted by SCAG Regional Council on April 4, 2012) estimates that the Moreno Valley population will reach 213,700 in 2020. The 2010 population represents a 36% increase in population in the ten 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 43% between 2000 and 2010.

**Table 8-1 City of Moreno Valley and Riverside County Population Growth (1990-2020)**

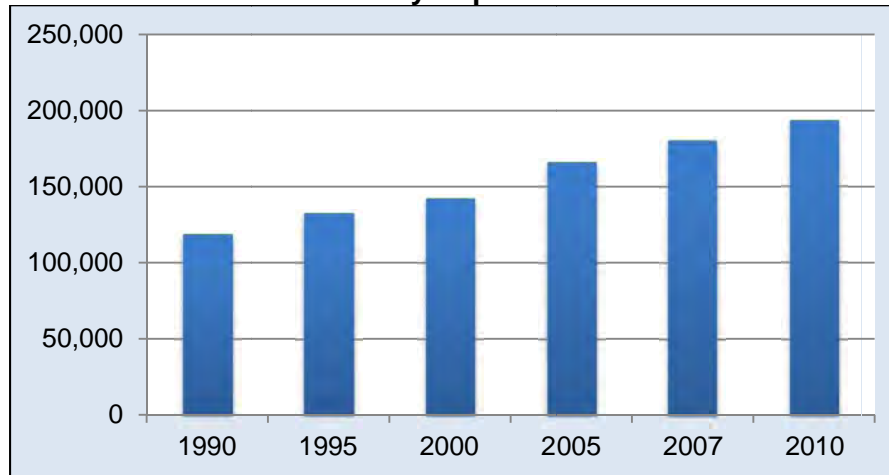
Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
Moreno Valley	118,779	142,381	193,365	213,700	20%	36%
Riverside County	1,170,413	1,535,125	2,189,641	2,488,600	31%	43%

\* Represents an estimate from the SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast.

Sources: Bureau of the Census (1990-2010) and SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast.

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.

With continued pressure for housing opportunities to support the local, as well as the larger regional employment base, the high rate of residential development is anticipated to continue in the Western Riverside area during the next decade. The Community Development – Land Use Element of the Moreno Valley General Plan estimates that by build out of the Plan, the population of Moreno Valley will have increased to more than 304,000 persons, an increase of over 36%. This ultimate build out will most likely not occur until after the next 20 to 30 years.

**Chart 8-1 Moreno Valley Population Growth 1990-2010**

### Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. In order to create a balanced community, it is important to provide housing options that suit the needs of various age groups.

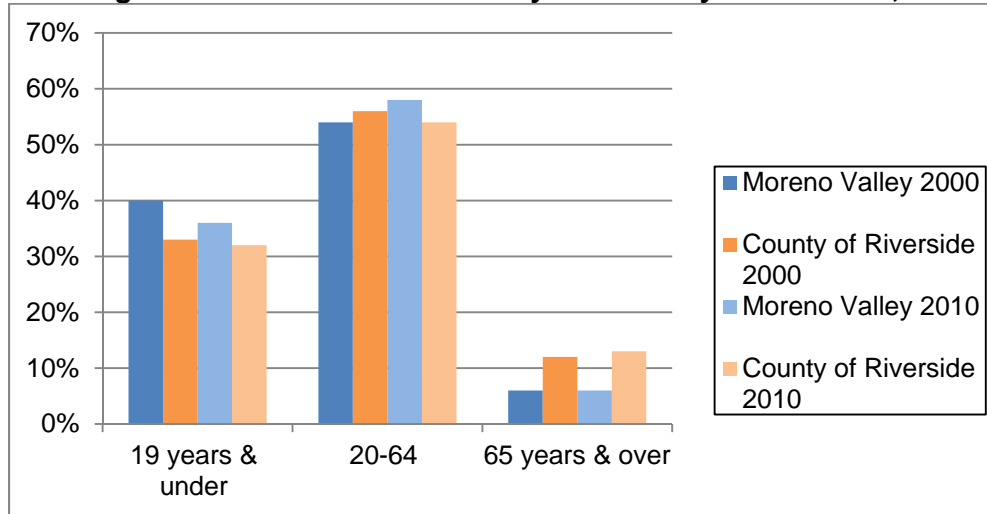
Historically, Moreno Valley's population has been young. Young adults ages 20-29 comprise 15.9% of Moreno Valley's population, making up the third largest age group in the city. In 2000, the median age for a Moreno Valley resident was 27.1 years. In 2010, the median age of a Moreno Valley resident was just slightly higher at 28.6 years.

In 2010, the largest age group in Moreno Valley consisted of persons aged 10-19 years of age (19.3%) as shown in Chart 8-2. The 10-19 year old age group is larger in Moreno Valley than in the County of Riverside as a whole (16.6%). The second largest age group was 0-9 year olds (16.9%). The greater proportion of children in the Moreno Valley population mirrors the large number of families living in Moreno Valley.

Only 14.5% of Moreno Valley's population was over 55 year old in 2010. By comparison, 21.7% of the County of Riverside population was over 55 years of age in the same year. Persons 65 and older made up 6% of Moreno Valley's population in 2010, while this age group comprised

12% of the population in the County of Riverside. Accordingly, Moreno Valley is a community of young families.

**Chart 8-2 Age Distribution - Moreno Valley and County of Riverside, 2000 & 2010**



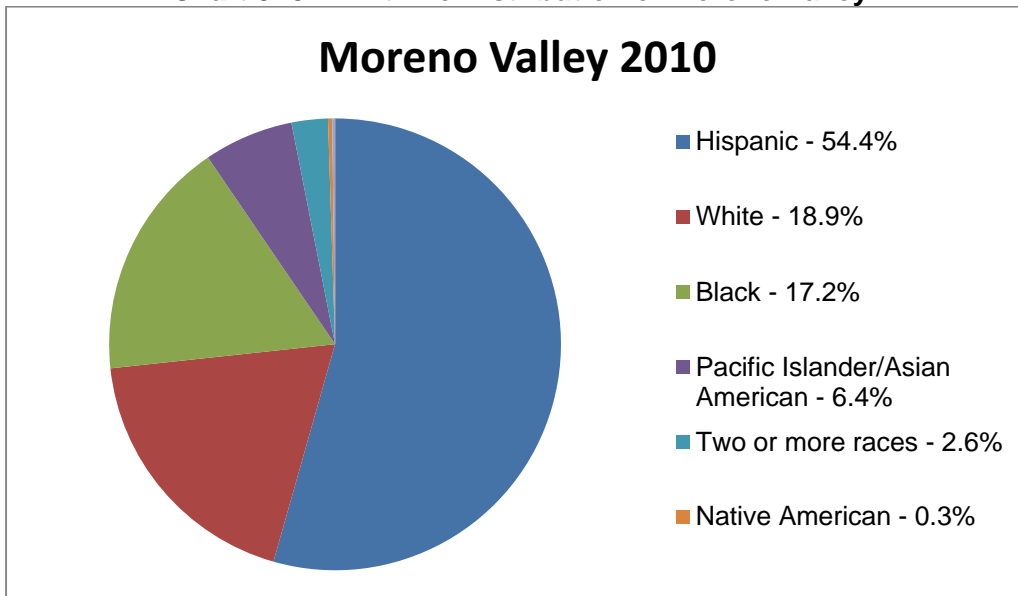
Source: Bureau of the Census (2000-2010)

Race/Ethnicity Characteristics

Moreno Valley is a very diverse community. In 2010, the city’s largest ethnic group was Hispanic. This ethnic group made up 54.4% of the population as noted in Chart 8-3. The population diversity in Moreno Valley reflects the demographic changes that have taken place in Southern California over the past twenty years. Unlike older cities, Moreno Valley is fortunate to have ethnically diverse neighborhoods throughout the City.

According to the 2010 Census, roughly 54.4 percent of Moreno Valley residents were Hispanic, 18.9 percent White, 17.2 percent Black, 6.4 percent Asian & Pacific Islander, 0.3 percent American Indian and Alaskan Natives, and 0.2 percent other races (Table 8-2). Moreno Valley has a higher proportion of Hispanic and Black residents compared to the County of Riverside as a whole. Asian/Pacific Islander, Native American and Others’ numbers are similar to the County of Riverside. In general, Hispanic and Asian households exhibit a greater propensity for living in extended families or other household arrangements than the majority White population. Communities with larger proportions of Hispanic and Asian households tend to have larger average household sizes.

Chart 8-3 Ethnic Distribution of Moreno Valley



Source: Bureau of the Census (2010)

Table 8-2 Ethnic Distribution, 2010 Moreno Valley & Riverside County

Ethnicity	Moreno Valley	Percent	Riverside County	Percent
White	36,573	18.9%	869,068	39.7%
Hispanic	105,169	54.4%	995,257	45.5%
Black	33,195	17.2%	130,823	6%
Asian & Pacific	12,413	6.4%	131,770	6.1%
Native American	573	0.3%	10,931	0.5%
Two or more	5,054	2.6%	48,110	2%
Other	388	0.2%	3,682	0.2%
<b>Total Population</b>	<b>193,365</b>	<b>100%</b>	<b>2,189,641</b>	<b>100%</b>

Source: Bureau of the Census (2010)



### Employment Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

### Occupation and Labor Participation

Although Moreno Valley has a population of 193,365 residents, its job base is relatively small. 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.

According to the 2007-2011 American Community Survey 5-Year Estimates, 89,903 Moreno Valley residents were in the civilian labor force, representing a labor participation rate of approximately 64.5% (The labor force includes employed and unemployed persons aged 16 years and above). As shown in Table 8-3, residents were employed in three major occupation categories: sales/office, managerial/professional, and service positions. The first two categories tend to provide higher pay jobs, but service occupations tend to be lower pay. According to the California Employment Development Department, Moreno Valley's unemployment rate in March 2012 was 14.2%, somewhat higher than the county wide rate of 12.3%.

**Table 8-3**  
**Employment of Residents by Occupation**

<b>Occupation</b>	<b>Number of Jobs</b>	<b>% of Total</b>
Management, business, science, and arts occupations	18,439	24.5%
Service occupations	13,446	17.9%
Sales and office occupations	21,180	28.1%
Natural resources, construction, and maintenance occupations	9,535	12.7%
Production, transportation, and material moving occupations	12,696	16.9%
<b>Total</b>	<b>75,296</b>	<b>100%</b>

Source: U.S. Census Bureau, 2007-2011 American Community Survey 5-Year Estimates for "Moreno Valley city, California"

### Employment Growth

Moreno Valley has a diverse business and job base that includes manufacturing, as well as nonmanufacturing businesses including retail, and support services. According to SCAG's May 2013 "Profile of the City of Moreno Valley", principal manufacturing jobs include those employed in food, apparel, machinery, computer and electronic product, and transportation equipment. They have listed the following Top 5 Employers in Moreno Valley as listed in Table 8-4.

**Table 8-4  
Moreno Valley's Top 5 Employers in 2012**

<b>Employer</b>	<b>Number of Employees</b>
Riverside County Regional Medical	2,100
Moss Bros Toyota & Honda	700
United Natural Foods	600
Walgreens Distribution Center	600
Moreno Valley Public Works	350

Source: SCAG's May 2013 "Profile of the City of Moreno Valley"

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. The City is currently working on an SR-60 Corridor Study to examine the highest and best uses for specific land areas easterly of Moreno Beach Boulevard to the city limits. 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.

The City of Moreno Valley is active in attracting and retaining businesses within the community to provide local employment opportunities for city residents. The Community & Economic Development Department continues to focus on economic development and redevelopment within the community, facilitating the relocation of new businesses into the community and providing assistance to those existing businesses that are already located within Moreno Valley. The City has also developed an Economic Development Action Plan.

## **B. Household Characteristics**

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single person households, typified by seniors or young adults, tend to

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reside in apartment units or smaller single family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

### Household Type and Size

According to the 2010 Census, there were 686,260 households (i.e., occupied housing units) in Riverside County. Of these, 51,592 households, or approximately seven and half percent, were residing in Moreno Valley. In 2000 the Census reported the average family size as 3.86 and the average household size as 3.61 for Moreno Valley. By 2010, the numbers went slightly up to an average family size of 3.99 and the average household size of 3.74 persons. 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 2010 Census, 84% of Moreno Valley's 51,592 households were classified as family households (Table 8-5).

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 31.4%, were married with minor children at home. 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 8-5). In 2010 married couples, with or without children, made up 56.2% of Moreno Valley's households. 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, (31.4%). This number is well above those found in San Bernardino County (27.1%), Los Angeles (22.3%), Orange (26.1%) and San Diego (22.6%), as noted in Table 8-5.

In addition, 11% of Moreno Valley's households were female led households with children under 18 (see Table 8-5). 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.

Household size is an important indicator for identifying sources of population growth as well as overcrowding. A community's average household size may decline when the population is aging or increase when the number of families with children increases. As depicted in Table 8-6, the average household size increased by approximately 9% in Moreno Valley during the period of 1990-2010. Countywide, average household size increased at nearly the same rate or 10% over the last twenty years. The increase in household size is consistent with the increase in elementary school age children in Moreno Valley and the need for housing that meets the needs of younger families with children. The 2010 Census estimates that the average household size in Moreno Valley was 3.74.

Table 8-5 Household Characteristics - Moreno Valley &amp; Southern California, 2010

Household Type	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Married couple, children under 18	31.4%	27%	27.1%	22.3%	26.1%	22.6%
Married couple, alone	24.8%	27.8%	26.4%	23.4%	28.1%	26.3%
Male, children under 18	4.3%	3.2%	3.7%	2.8%	2.3%	2.4%
Male, no children home	3.8%	3%	3.6%	3.9%	3.2%	2.8%
Female, children under 18	11%	7.3%	8.9%	7.4%	5.4%	6.3%
Female, no children home	8.4%	6%	7.3%	7.9%	6.2%	5.8%
Non-family group	16.3%	25.6%	23.1%	32.3%	28.6%	33.7%
<b>TOTAL</b>	100%	100%	100%	100%	100%	100%
<b>Total Households</b>	<b>511,592</b>	<b>686,260</b>	<b>611,618</b>	<b>3,241,204</b>	<b>992,781</b>	<b>1,086,865</b>

Table 8-6 Average Number of Persons per Household, 1990, 2000 &amp; 2010

Jurisdiction	Average Persons/Household			% Change	
	1990	2000	2010	1990-2000	2000-2010
Moreno Valley	3.40	3.61	3.74	6.2%	3.6%
Riverside County	2.85	2.98	3.14	4.6%	5.3%

Household Income Level

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the 2010 Census, the median household income in Moreno Valley was \$48,907, which is \$8,861 less than the County of Riverside’s median income of \$57,768. Table 8-7 compares the Household Income Distribution for Moreno Valley in 2000 and 2010.

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing that they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely low income households** earn 30% or less of the Area (County of Riverside) Median Income (AMI), adjusted for household size;
- **Very low income households** earn between 31% and 50% of the AMI, adjusted for household size;
- **Low income households** earn between 51% and 80% of the AMI, adjusted for household size;
- **Moderate income households** earn between 81% and 100% of the AMI, adjusted for household size; and,
- **Above moderate income households** earn over 100% of the AMI, adjusted for household size.

**Table 8-7 City of Moreno Valley  
Household Income Distribution: 2000 and 2010**

Household Income	2000	Percent	2010	Percent
Less than \$10,000	2,550	6.5%	2,838	5.5%
\$10,000 to \$14,999	1,805	4.6%	3,199	6.2%
\$15,000 to \$24,999	4,590	11.7%	5,778	11.2%
\$25,000 to \$34,999	4,551	11.6%	6,294	12.2%
\$35,000 to \$49,999	7,257	18.5%	8,100	15.7%
\$50,000 to \$74,999	9,337	23.8%	10,318	20.0%
\$75,000 to \$99,999	5,257	13.4%	7,171	13.9%
\$100,000 to \$149,999	3,099	7.9%	5,314	10.3%
\$150,000 to \$199,999	510	1.3%	1,857	3.6%
\$200,000 or more	275	0.7%	722	1.4%
Total	39,229	100.0%	51,592	100.0%

Note: Occasionally, the tables will have slightly different counts of the number of households because for some the source is SF 1 (complete count) while for others it may be SF 3 (sample). Source: Census 2000 Summary File 3 (SF3) Table P052: Household Income in 1999 and American Community Survey (ACS), 2010 1-Year Estimates, DP03, Selected Economic Characteristics, Income and Benefits (in 2010 Inflation-Adjusted Dollars)

To facilitate housing needs assessments for Community Planning and Development (CPD) documents, the U.S. Census Bureau prepared special tabulations for the Department of Housing and Urban Development (HUD). These income tabulations are referred to as the Comprehensive Housing Affordability Strategy (CHAS). The CHAS income distributions for Moreno Valley are presented in Table 8-8. A majority of owner households had incomes greater than 80% of the Area Median Income (i.e., moderate and above moderate for a total of 68%), while over 60% of renter households had incomes less than 80% (lower).

**Table 8-8**  
**City of Moreno Valley: Income Groups by Tenure, 2010**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
Extremely Low Income	2,137	6.4%	3,676	20.2%	5,813	11.3%
Very Low Income	2,838	8.5%	3,130	17.2%	5,968	11.6%
Low Income	5,643	16.9%	4,313	23.7%	9,956	19.3%
Moderate Income	3,907	11.7%	2,020	11.1%	5,927	11.5%
Above Moderate Income	18,868	56.5%	5,060	27.8%	23,928	46.3%
Total	33,393	100%		100%	51,592	100%
Percent	64.7%		35.3%		100%	

Sources: US Census Bureau, DP-1 Profile of General Population and Housing Characteristics: 2010, Housing Tenure for total owners and renters; ACS tenure/income group percentages applied to 2010 Census tenure distribution. U.S. Department of Housing and Urban Development, 2005-2009 CHAS data for number and percentage of renter and owner households by income group.

### Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low-income is defined as less than 30% of area median income, adjusted for household size. The area median income in the County of Riverside is \$57,768. For extremely-low-income households, this results in an income of \$17,330 or less for a four-person household. Households with extremely low-incomes have a variety of housing situations and needs.

### Existing Needs

In 2010, approximately 5,813 extremely-low-income households resided in Moreno Valley, representing 11.3% of the total households. About 75% of extremely-low-income households faced housing problems as defined as cost burden greater than 30% (2005-2009 CHAS). Additionally, 58% of extremely-low-income households paid more than 50% of their income toward housing costs.

### Projected Needs

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 1,500 units. As a result, the City has a projected need for 750 new extremely-low-income units during the 2014-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Housing Needs Assessment/ Special Needs Populations and Housing Constraints/Provision sections of this Housing Element.

### 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 one 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. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size.

Based by 2005-2009 CHAS data, there were a total of 2,360 renter households (under 100% AMI) who were classified as living in overcrowded conditions, or 9% of all renter households in Moreno Valley. Among owner households 1,825 were classified as living in overcrowded conditions or 7% of all households in the city. When renters and owners are combined, the total number of households (under 100% AMI) living in overcrowded conditions totaled 16% of all households. Single family households are most impacted by the problem of overcrowding (Table 8-9).

**Table 8-9**  
**Overcrowding (more than one person per room) – City of Moreno Valley**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	660	320	605	190	1,775	180	395	400	215	1,190
Multiple, unrelated family households	60	75	215	165	515	60	185	275	115	635
Other, non-family households	20	25	25	0	70	0	0	0	0	0
Total need by income	740	420	845	355	2,360	240	580	675	330	1,825

Source: 2005-2009 CHAS

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## Overpayment

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.

State and federal standards consider a household as overpaying for housing if it spends more than 30% of its gross income on 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.

A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter-households overpay more often than owner-households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home.

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 the US Census Bureau's 2005-2009 American Community Survey, SCAG has compiled data on the number of households, by income category, that were overpaying for housing. Table 8-10 details the information for renter and owner households that overpay for rent or mortgages in Moreno Valley. There were a total of 4,825 renter households that were overpaying for rent, or 45.6% of all renter households (earning less than 29.9% of median income). The total for owner households was 15,545, or 32.9%.



The CHAS data in Table 8-11 shows the proportion of cost burdened renter households with incomes less than 30% of area median income was 33.3%, while 30.9% of those at 30%-50% of area median were cost burdened. In the next income range, 50%-80% of area median income, the percentage of overburdened renter households is slightly higher at 35%.

**Table 8-10**  
**Households by Owner/Renter Overpaying for Mortgage or Rent**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
Less than 10%	2,214	1.3%	197	6.5%	2411	5.0%
10% to 14.9%	2,116	3.7%	538	6.2%	2654	5.4%
15% to 19.9%	3,461	7.2%	1,057	10.2%	4518	9.3%
20% to 24.9%	4,024	10.0%	1,460	11.8%	5484	11.3%
25% to 29.9%	3,730	10.7%	1,573	10.9%	5303	10.9%
30% to 34.9%	3,424	10.0%	1,470	10.1%	4894	10.0%
35% to 39.9%	2,671	7.7%	1,132	7.8%	3803	7.8%
40% to 49.9%	4,410	11.7%	1,708	12.9%	6118	12.6%
50% or More	7,829	33.4%	4,894	23.0%	12,723	26.1%
Not Computed	188	4.1%	606	0.6%	794	1.6%
Total	34,067		14,635		48,702	
Percent		99.8%		100%		100%

Source: 2005-2009 American Community Survey and table created by SCAG - Local Housing Element Assistance: Existing Housing Needs Data Report for City of Moreno Valley

**Table 8-11**  
**Cost Burden >30% - Moreno Valley**

Income Group	Tenure				All Households	Percent
	Owner	Percent	Renter	Percent		
0-30% AMI	1894	22.2%	2510	33.3%	4404	27.5%
>30-50% AMI	2415	28.4%	2325	30.9%	4740	29.4%
>50-80% AMI	4210	49.4%	2694	35.8%	6904	43.1%
Total	8519	100%	7529	100%	16,048	100%

Source: 2005-2009 CHAS

### Special Needs Populations

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These “special needs” populations include elderly persons, farm workers, female headed households, persons with disabilities, large households, and the homeless. Many of these households also fall under the category of extremely-low-income.

A variety of City policies and programs described in the Housing Element address the needs of extremely-low-income households, including those in need of residential care facilities and persons with disabilities. However, it must be recognized that the development of new housing

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for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

### Elderly

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located within vicinity of community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the 2010 Census, Moreno Valley had 12,134 residents age 65 or older, representing 6% of the total population. In 2010, persons 85 and older (1,083 persons) comprised 8.9% 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.

In Moreno Valley, about 1,165 owner-households and 614 renter-households were headed by elderly persons in 2010. Many elderly owner households reside in mobile homes, which are among the lowest cost housing options in the City. In the same year, about 44% of the elderly residents were reported to have a disability, which may require special housing design.

Finally, many elderly live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are over 100 assisted units in Moreno Valley that target seniors and the mobility impaired, the high incidence of overpayment among elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City's programs to increase senior affordable housing opportunities help to address this issue.

### Farm Workers

According to the California Department of Housing and Community Development (HCD), there are no farm worker housing units in the City of Moreno Valley. 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 and according to Table 8-12 only 125 persons living in Moreno Valley listed their occupation as "farm worker".

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,

in May 2013 the City's CEDD amended Chapter 9 of the Development Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), to more fully address the housing needs farm worker households.

**Table 8-12 Workers by Place of Residence Having Farming Occupation from 2005-2009  
American Community Survey**

<b>Occupation Listed as Farm Worker – Moreno Valley</b>	
<b>Male</b>	<b>Female</b>
<b>117</b>	<b>8</b>

Source: 2005-2009 American Community Survey and table created by SCAG - Local Housing Element Assistance: Existing Housing Needs Data Report for City of Moreno Valley

### Female Headed Households

Female-headed families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. Female-headed families with children tend to have lower incomes, thus limiting housing availability for this group. 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 2010 Census, there were 9,990 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. The growth in the number of female householders between 2000 and 2010 equaled 49% or 34% less of an increase compared to the prior 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 slightly increased between 2000 and 2010. In 2000 female householders made up 16% of all the households in Moreno Valley, while in 2010 they comprised 19% of the total household population.

The percentage growth in female householders between 2000 and 2010 was 49%. 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 2010, the proportion of female householders with minor children at home had declined yet again to 57% (5,687).

In 2005, male householders totaled 3,591 with 2,040 having minor children present in the home. In 2010, the US Census, reports 4,191 male householders, in Moreno Valley, with 2,218 having minor children in the home. As a percentage of the population, male householders made up 8% of the total households in 2005 and remained the same in 2010.

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The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. According to Moreno Valley's 2013-2018 Consolidated Plan, female households with children often confront bias in the rental market. Their access to decent housing also is made more difficult by poverty. Female heads of households both with and without children under 18 experience the highest poverty income rates. About 2,000 female householders with children live in poverty, or 36% of all such household types. 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.

### Persons with Disabilities

In 2010, approximately 15,500 Moreno Valley residents were recorded by the Census as having a disability. The elderly population in Moreno Valley has a higher incidence of disabilities, with approximately 44% of the population 65 and older reporting a disability in 2010. While the elderly population is relatively small (6.4%), the number is increasing and expected to continue doing so as the community matures, thus also increasing the population with disabilities.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements of disabled persons are limited in supply and often costly to provide.

Housing opportunities for disabled persons can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided to disabled residents to make necessary improvements to remove architectural barriers of existing units. As noted in the Constraints section, the Housing Plan contains a commitment for the City to develop and adopt a procedure for providing reasonable accommodation for housing for persons with disabilities. The City revised its Municipal Code to include reasonable accommodation measures in May 2013.

### Large Households

Large households are defined as those with 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 average household size increased slightly for Moreno Valley in 2000 according to the US Census to 3.6 persons and the average family size is 3.86 persons. Now the 2010 US Census has the average household size listed as 3.74 persons and the average family size at 3.99 persons.

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. 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 424 three and four bedroom apartments, with fifty-five year affordability covenants, as noted in Table 8-13. In addition, the City has provided ownership housing for low-income, large families through its participation with Habitat for Humanity.

**Table 8-13**  
**Number of Affordable 3 & 4 Bedroom Apartments**

Casitas Del Valle		Oakwood Apartments		Cottonwood Place		Bay Family		RHDC		Rancho Dorado		Grand Total
Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	Unit Size	#	
Three	17	Three	92	Three	120	Three	30	Three	7	Three	60	326
Four	4	Four	68	Four	26	Four	0	Four	0	Four	0	98
<b>Total</b>	<b>21</b>	<b>Total</b>	<b>160</b>	<b>Total</b>	<b>146</b>	<b>Total</b>	<b>30</b>	<b>Total</b>	<b>7</b>	<b>Total</b>	<b>60</b>	<b>424</b>

Source: City of Moreno Valley, Business Support and Neighborhood Programs Division

### Homeless

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The City of Moreno Valley is a very active member of the Riverside Continuum of Care (CoC). The Riverside County Department of Public Social Services (DPSS) serves as the lead agency for the CoC. DPSS conducts a homeless census and survey biannually as part of the Continuum of Care planning process. The City of Moreno Valley has participated in all homeless census conducted by the County. The census consists of a one day "point in time" (PIT) of homeless persons countrywide during the last week of January. To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significance subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

The most recent census/survey was conducted in 2011 and a detailed report, ***The 2011 Riverside County Homeless Survey***, can be obtained on the CoC's website at [www.riversidehomeless.org](http://www.riversidehomeless.org). The 2011 PIT homeless count found a total of 6,203 homeless (sheltered and unsheltered) individuals throughout the county.

In 2011 there were a total of 237 homeless individuals counted in Moreno Valley. This number is significantly higher than the 2009 count, which showed 28 homeless individuals. Although the

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comparisons are provided to 2007 and 2009 data were available, due to differences in research methodologies, the 2007, 2009, and 2011 results are not directly comparable and are not recommended by the CoC for trending analysis. In January 2013 the City of Moreno Valley participated in another PIT and preliminary data shows that just over 40 homeless individuals were counted.

### 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 8-14 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.

**Table 8-14 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
<b>Total</b>	<b>76 units / 262 beds</b>	

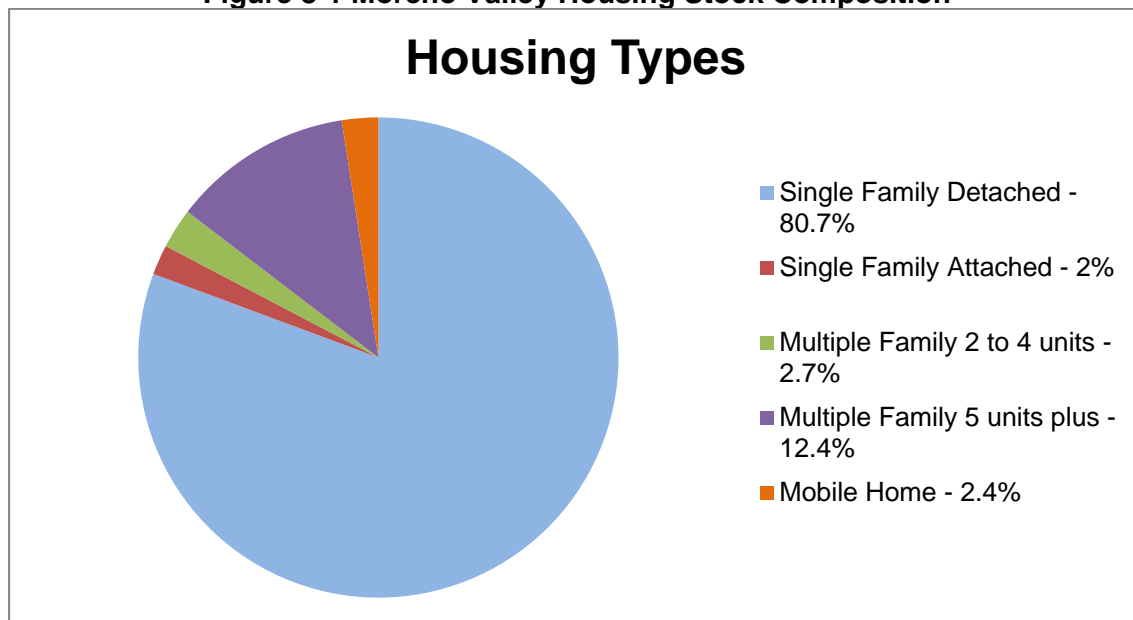
Source: Community & Economic Development Department - Neighborhood Preservation Division, CDBG grantee data, FY 2007-2008.

### C. Housing Stock Characteristic

#### Housing Growth Trends

Between 2000 and 2010, the number of housing units in the City increased 25% from 41,430 to 55,559 total units according to the California Department of Finance. By 2012, the housing stock totaled 46,124 single family units, 8,296 multiple tenant units and there were 1,364 mobile homes, for a total of 55,784 units (Figure 8-1). Moreno Valley’s housing stock is predominantly comprised of single family homes, with 82% of the housing stock, in 2012, being single family homes. In the Inland Empire, another city with a similarly large share of single family homes is Murrieta at 79%.

**Figure 8-1 Moreno Valley Housing Stock Composition**



### Tenure and Vacancy Rates

Table # illustrates the tenure (owner vs. renter) of occupied housing in Moreno Valley according to the 2010 US Census. Table 8-15 shows that Moreno Valley has a homeownership rate that is similar to Riverside County. Correlating the high percentage of single-family homes that exist in Moreno Valley and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

**Table 8-15 Housing Tenure 2010**

Jurisdiction	Occupied Dwelling Units				
	Owner Occupied	% of Total Occupied Units	Renter Occupied	% of Total Occupied Units	Total Occupied Units
Moreno Valley	33,393	65%	18,199	35%	51,592
Riverside County	462,212	67%	224,048	33%	686,260

Source: 2010 US Census Bureau

Vacancy rate is a measure of housing availability in a community. A vacancy rate of 5% generally indicates an adequate supply of housing with room for mobility. According to the 2010 US Census, the percentage of vacant housing units in Moreno Valley was 7% and 14% for the County of Riverside. As a standard, a vacancy rate lower than 6% indicates that the demand for housing is healthy, while a vacancy rate in excess of 10% is an indicator of oversupply in the housing market.

### Age and Housing Stock Condition

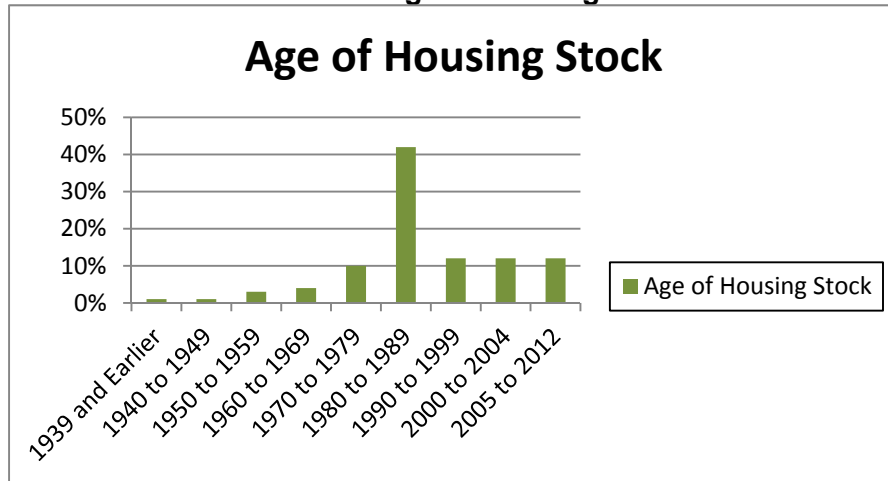
The age of housing is commonly used as an indicator of need for major repairs. In general, housing units over 30 years old are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and or plumbing.

The housing stock in Moreno Valley is relatively new, with the majority of the housing built since 1980 (see Table 8-16). The age of housing stock reflects the local development history with 91% of the housing stock was built between the years 1970 to 2012.

According to the City's 2008-2014 Housing Element, between 1998 and 2007, twenty-nine single family homes were rehabilitated via the citywide Home Improvement Loan Program (HILP). Fifty-five multiple family units were rehabilitated under the Rental Rehabilitation Program. All of the single family homes rehabilitated were built between 1939 and 1970, while the multiple family units were built between 1960 and 1969.



Table 8-16: Age of Housing Stock



Source: Profile of the City of Moreno Valley from SCAG May 2013

Since the majority of the housing stock in Moreno Valley was built after 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 between 1940 and 1969 comprised approximately 7% of the housing stock in 2012. By comparison, based on the number of units rehabilitated by the citywide rehabilitation programs, a total of 84, which represents approximately .002% of the total housing stock in 2012, staff estimates that as many as ten times that number (or 840 units) require rehabilitation citywide. Since 91% of the City’s housing stock was built since 1970, it is a fair assumption that no more than 2% of housing stock would be in need of rehabilitation. 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 the required funds.

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 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. Approximately 262 homes were built prior to 1939. 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.

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Based on discussions with the City's Code Enforcement Division, many of the houses in Moreno Valley that are dilapidated or have other property maintenance issues are located in the older, lower-income neighborhoods. Other code enforcement issues in Moreno Valley include weed abatement, which is concentrated on rental properties with absentee landlords, as well as property abandonment/foreclosure, which is an issue throughout the City. The Code Enforcement Division does have a Foreclosure Strike Team, which is funded through the City's CDBG Grant that Neighborhood Preservation receives annually from HUD. The purpose of the strike team is to clean up empty and neglected properties.

Due to staffing limitations a comprehensive housing conditions survey has not been done recently, and no specific information is available regarding the number of houses in need of rehabilitation or replacement. Due to budget constraints, it is not likely that the City will be able to conduct a comprehensive survey in the near future. To address this issue, the City may pursue grant funding for a housing conditions survey as part of the City's code enforcement and housing rehabilitation programs.

### Housing Costs and Affordability

This section discusses current real estate market trends in Moreno Valley, both for sale and rental. It must be emphasized that real estate markets are cyclical, and in recent years a sharp downturn in sales volumes and property values has occurred in the Inland Empire (Riverside and San Bernardino Counties), in large part due to the "sub-prime" mortgage crisis. While such downturns result in lower prices and more affordable housing opportunities, the corresponding increase in foreclosure rates and softening job market, combined with the rapid escalation in gasoline prices, has hit Moreno Valley and other Riverside County communities particularly hard. In the first quarter of 2008, over 15,000 default notices were filed in Riverside County - second highest in the state after Los Angeles County (DataQuick Information Systems, 2008). The following discussion should be viewed in recognition of recent events, and with the understanding that market conditions will change over time.

### Housing Affordability

Housing affordability is determined by the ratio of income to housing costs. According to the HCD guidelines for 2009, the area median income (AMI) for a family of four in Riverside County is \$64,500. Based on state guidelines, income limits for a four-person family along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 8-17.

An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 8-17. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income

households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

### Cost of Housing

The recent recession and economic downturn has had a marked impact on Moreno Valley's housing. The region has been burdened with an unusually high number of forced sales and foreclosures. This has affected both the ownership and rental markets. The over supply of homes on the market in recent years has driven down the median home value to a level not seen in the area for over a decade. However, market housing inventory and property values have begun to stabilize and in FY 2011/12 there was a small gain (since 2000) of 3.9% as reported by MDA Data Quick in 2012. With many foreclosed homes on the market at low values, cash investors are again purchasing large numbers of units as rentals. Between 2007 and 2012 there were a total of 13,034 foreclosures in the Moreno Valley. The percentage of homeowners in the City decreased from 71% in 2000 to 64.4% in 2012 with the percentage of renters increasing from 28.9% in 2000 to 35.6% in 2012. The rental market has generally been stable over the last several years due to owners who have lost their homes seeking rental units. Competition for ownership has spiked due to cash investors directly competing with homebuyers entering the market to purchase affordable units with currently very affordable mortgage interest rates.

**Table 8-17 Income Categories and Affordable Housing Costs – Riverside County**

2009 Area-wide Median Income = \$64,500	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30% AMI)	\$20,000	\$500	--
Very Low (31-50% AMI)	\$33,300	\$833	\$135,000
Low (51-80% AMI)	\$53,300	\$1,333	\$220,000
Moderate (81-120% AMI)	\$77,400	\$1,935	\$315,000
Above moderate (120%+ AMI)	\$77,400+	\$1,935+	\$315,000+

Assumptions: --Based on a family of 4  
 -30% of gross income for rent or PITI  
 -5% down payment, 5% interest, 1.25% taxes & insurance  
 Source: Cal. HCD; J.H. Douglas & Associates

The "Local Housing Element Assistance: Existing Housing Needs Data Report" for Moreno Valley created by Southern California Association of Governments (based on 2005-2009) ACS data states that 62.8% (18,334 households) of renters and 53.8% (9204 households) of owners were paying over 30% of their income towards rent/mortgage and were therefore "cost burdened". In addition, ACS data indicates that approximately 77.5% of all market rate units in the city are unaffordable to Moreno Valley residents earning less than 100% of the area median income. The data indicates that a large percentage of households in Moreno Valley may need some form of affordable housing assistance or assistance with creating more income opportunities.

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### 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 multiple 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.

### **D. Regional Housing Needs Assessment (RHNA)**

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments (Moreno Valley is in the Western Riverside Council of Governments) when preparing the state-mandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs, as well as certain mobility among households within the regional market.

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### Overview of the SCAG Fair Share Allocation Process

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six-county Southern California region, which includes Moreno Valley and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG). For Riverside County, in this RHNA Cycle, SCAG delegated the Riverside County regional share among its member jurisdictions to the Western Riverside Council of Governments (WRCOG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

1. The number of units needed to accommodate forecasted household growth;
2. The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
3. Maintaining an ideal vacancy rate for a well-functioning housing market; and
4. An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate-Income, defined operationally as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County median income, respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30 percent of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

The 2014-2021 Regional Housing Needs Allocation for the City of Moreno Valley is:

**Table 8-18 City of Moreno Valley, RHNA 2014-2021**

<b>Moreno Valley Regional Housing Needs Allocation 2014-2021</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
Very Low-Income	1,500	24.3%
Low-Income	993	16.5%
Moderate-Income	1,112	18.1%
Above Moderate-Income	2,584	41.1%
<b>Total Construction Need</b>	<b>6,169</b>	<b>100%</b>

Source: Southern California Association of Governments (SCAG) RHNA  
Final Allocation Plan- Planning Period January 1, 2014 – October 1, 2021

Thus, for the 2014-2021 planning period, Moreno Valley's "fair share" allocation is 6,169 units. According to Housing Element Law Section 65583, local agencies shall calculate the subset of very low-income households that qualify as extremely low-income households (30 percent or less of the Riverside County median income) by presuming that 50 percent of the very low-income households qualify as extremely low-income households. For the 2014-2021 planning period, the City was allocated 1,500 very low income units. If 50 percent of the very low allocation is calculated to accommodate extremely low income households, then the City must plan to accommodate 750 units for extremely low income households during the planning period. The Housing Element will describe policies and programs that the City will utilize to facilitate and encourage the development of housing appropriate for extremely low income households.

## **E. Opportunities for Energy Conservation**

As cities construct housing to meet their growing populations, the consumption of energy becomes a significant issue. In urban areas, energy consumption is primary for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that actions be taken to reduce or minimize the overall level of urban consumption.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 through implementation by local jurisdictions. The City will continue strict enforcement of local and State energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

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The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, historical rates of consumption can be reduced, thereby mitigating the rising cost of supplying energy and need for new, costly energy supplies. Potentially, the social and economic hardships associated with any future rate increases and/or shortages of conventional energy sources will be minimized.

The City is planning on adding a Sustainable Community section to the Conservation Element of the General Plan by the end of 2014. The section is intended to protect the environment, improve quality of life, and promote sustainability through "green building" practices. Green building emphasizes natural resources conservation, energy conservation, and the reduction of environmentally harmful emissions through sustainable planning, design, and construction of residential, commercial, and industrial developments. The section will include building techniques to facilitate and preserve sustainable development in the City.

Utility providers also encourage and facilitate energy conservation and help residents minimize energy related expenses, Southern California Edison (SCE) and WRCOG both offer programs to qualifying residents of Moreno Valley. Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund assists income-qualified residential customers facing financial hardship and manages their electricity bills during the months of February and March.

The WRCOG HERO Program offers \$325 million in private financing to residential and commercial property owners for energy efficient and water conservation retrofits. Financing is paid back through an annual assessment on the property owner's property tax and in most cases, stays with the property upon sale. These services are designed to help low-income households, senior citizens, persons with permanent disabilities, and non-English speaking customers control their energy use. Furthermore, the 2007 Residential Multiple-Family Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units.

Moreno Valley is also a member of the Western Riverside Energy Leader Partnership (WRELP) Program which is designed to assist local governments in leading their communities to increase energy efficiency, reduce greenhouse gas emissions, increase renewable energy usage, improve air quality, and ensure that their communities are more livable and sustainable. SCE funded the WRELP Program in November 2010 in the amount of \$2.1 million. During the past year, WRCOG has been working with SCE staff to begin the projects it had outlined in its proposal. The funding is to be used to support the California Long-Term Energy Efficiency Strategic Plan (Plan) developed by the California Public Utilities Commission (CPUC) in 2008. The CPUC identified five strategic goals that local governments could undertake. For each goal, the CPUC identified specific strategies and developed specific tasks that are eligible for funding under this solicitation.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances to customers. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multi-family affordable and supportive housing projects.





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## V. Housing Constraints

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Moreno Valley.

### A. Market Constraints

#### Development and Financing Costs

Moreno Valley is fortunate in that the cost of vacant land for residential development is relatively affordable, especially when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the density of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary widely according to the type of development with multiple-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the number and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over material and labor costs, and the building codes and development standards in Moreno Valley are not substantially different than most other cities in Riverside County.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

#### Cost and Availability of Financing

Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Recently (2009-2012), mortgage interest rates for new home purchases are at historically low levels, which increases housing affordability. Although rates are currently low, they have started to increase slightly and can change significantly and impact the affordability of the housing stock. The recent economic crisis has also resulted in a tightening of lending standards, as compared to the “easy credit” practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person’s debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

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## B. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Moreno Valley.

### Land Use Controls

The Land Use Element of the Moreno Valley General Plan and corresponding Zoning Ordinance provide for a range of residential types and densities dispersed throughout the City. The Land Use Element designates nearly 18,684 acres (65%) of the City's total land inventory for residential uses, including: single-family homes, multi-family units, and mobile homes. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Rural Residential District (RR) - maximum of 0.5 units/ acre (with restrictions)
- Hillside Residential District (HR) - maximum of 0.5 units/ acre (with restrictions)
- Residential 1 District (R1) - maximum of 1 unit/ acre
- Residential 2 District (R2) - maximum of 2 units/ acre
- Residential Agriculture 2 District (RA2) - maximum of 2 units/ acre
- Residential 3 District (R3) - maximum of 3 units/ acre
- Residential 5 District (R5) - maximum of 5 units/ acre
- Residential 10 District (R10) - maximum of 10 units/ acre
- Residential Single-Family 10 District (RS10) - maximum of 10 units/ acre
- Residential 15 District (R15) - maximum of 15 units/ acre
- Residential 20 District (R20) - maximum of 20 units/ acre
- Residential 30 District (R30) - maximum of 30 units/ acre

In addition to these density provisions, the City has adopted a Mixed-Use Districts Overlay. Owners or developers of any property within any mixed-use overlay district may choose to develop in compliance with the standards and procedures in the Mixed-Use Districts Overlay that apply to the particular mixed-use overlay district in which the property is located. If the owners or developers choose not to develop a mixed-use project, the underlying zoning will be enforced. The intent of the Mixed-Use Overlay District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of zoning. Providing such flexibility in development standards can result in lowering the cost of development.

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### Development Standards

Residential development standards are intended not only to protect public health and safety, also 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 housing allows for the reduction of certain "quality of life" standards in conjunction with the development of affordable housing. 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 8-19 through 8-20 do not represent a significant constraint on development of housing in the City. Multiple-family 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. Chapter 9.03.050 of the City's Municipal Code describes the density bonus program for affordable housing and what is required to achieve the 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 one-half 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 (RS10) 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 multiple-family housing developments due to lower land costs.

Table 8-19 Single Family Residential Development Standards

Requirement	R1	R2	RA2	R3	R5	RS10
1. Maximum density (dwelling units per net acre)	1	2	2	3	5	10
2. Minimum lot size (sq. ft. net are)	40,000	20,000	20,000	10,000	7,200	4,500
3. Minimum lot width, in feet Cul-de-sac/knuckle lot frontage	150 35	100 35	100 35	90 35	70 35	45 45
4. Minimum lot depth, in feet	170	120	120	100	100	85
5. Minimum front yard setback	25	25	25	25	20	20
a. Front-facing garages	n/a	n/a	n/a	n/a	n/a	10
b. Buildings other than front-facing garages	n/a	n/a	n/a	n/a	n/a	10
6. Minimum side yard setback, in feet						
a. Interior side yard	*	*	*	*	**	***
b. Street side yard	20	20	20	15	15	10
7. Minimum rear yard setback, in feet	40	35	35	30	15	10
8. Maximum lot coverage	25%	30%	30%	40%	40%	50%
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	1,000
11. Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	20	15	15	10	10	10
12. Floor area ratio						
a. One-story home	.25	.30	.30	.40	.40	.50
b. Multi-story home	.50	.60	.60	.70	.70	.75

\*Combined interior side yard setbacks of twenty feet shall be provided with a minimum of five feet on one side.

\*\* Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side.

\*\*\*Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards.

**Table 8-20 Single Family Rural Residential Development Standards (Cont'd)**

Requirement	Rural Residential	Hillside Residential
Slope Density Natural Area Relationship	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a lope analysis.	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a lope analysis.
Minimum Lot Size	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. Based on a slope analysis, minimum lot size may be reduced to 20,000 SF. or the minimum lot size of the adjacent zone, whichever is greater.	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 SF. or the minimum lot size of the adjacent zone, whichever is greater.
Subdivision Design and Future Land Divisions	Subdivisions shall be compatible with the surrounding development pattern.	Subdivisions shall be compatible with the surrounding development pattern.
Building Height	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.	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.
Setback and other Site Development Criteria	On a lot under 40,000 SF the R2 district standards shall apply. On a lot 40,000 SF or greater, the R1 district standards shall apply.	On a lot less than 20,000 SF the R3 standards shall apply. On a lot between 20,000 SF to 40,000 SF the R2 standards shall apply. On a lot 40,000 SF or greater the R1 standards shall apply.

**Table 8-21 Multiple-Family Residential Development Standards**

Requirement	R10	R15	R20	R30
1. Minimum density (dwelling units/net acre)	10	15	20	30
2. Minimum lot size (net area in sq. ft.)	1 acre	1 acre	1 acre	1 acre
3. Minimum lot width in feet	200	200	200	200
4. Minimum lot depth in feet	175	175	175	175
5. Minimum front yard setback, in feet	20	25	30	30
6. Minimum side yard setback, in feet				
Interior side yard	10	10	10	**
Street side yard	20	20	20	20
7. Minimum rear yard setback, in feet.	15	20	25	**
8. Maximum lot coverage	40%	45%	50%	50%
9. Maximum building and structure height, in feet	50 feet			50 feet*
10. Minimum dwelling size (sq. ft.)	***			
11. Minimum distance between building, in feet (including main dwelling units and accessory structures)	20	20	20	20
12. Floor area ratio	.75	.75	.75	1.0

\* In the R30 district, for a development of three acres or greater, up to 60 percent of the units may be in buildings with three or four stories, 50 feet maximum height subject to Planning Commission approval.

\*\*R30 Interior Side Yard & Rear Setbacks are ten feet plus two feet for every 5 feet in height over 30 feet.

\*\*\*Minimum dwelling sizes in multiple-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standard

Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 8-22 summarizes the housing types permitted in each of Moreno Valley zones.

**Table 8-22: Housing Types Permitted**

Housing Types Permitted	Residential Zones												Mixed Use Overlay		
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)
Single-Family	X	X	X	X	X	X	X	X							
Multiple-Family									X	X	X	X	X	X	X
Condominiums/Townhouses									X	X	X	X	X	X	X
Second Units	X	X	X	X	X	X	X	X							
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C			
Live/Work													X	X	X
Single Room Occupancy (SRO) <i>(also permitted by right in Community Commercial (CC) zoning district)</i>												C	C	C	C
Care Facilities (6 or fewer)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Care Facilities (7 or more)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Emergency Shelters	<i>Use is permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District as well as certain Commercial, Office and Industrial Zoning Districts with a Conditional Use Permit (CUP).</i>														
Farmworker Housing									X	X	X	X			
Boarding and Rooming Houses									X	X	X	X	X	X	

X - Indicates stated use is permitted subject to district requirements.  
 C - Indicates stated use is allowed with a conditional use permit.

Multiple-Family Residential

The Moreno Valley Zoning Code expressly permits duplexes and multiple-family dwelling units in the R10, R15, R20 and R30 zoning districts. Section 9.03.020 - Residential development districts in the Zoning Code provides the following definitions for multiple-family:

- Residential 10 District (R10). The primary purpose of the R10 district is to provide for a variety of residential products and to encourage innovation in housing types with enhanced amenities such as common open space and recreation areas. This district is



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intended as an area for development of attached residential dwelling units, as well as mobile home parks at a maximum allowable density of ten (10) dwelling units per net acre in accordance with the provisions outlined herein.

- Residential 15 District (R15). The primary purpose of the R15 district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. This district is intended as an area for development of attached residential dwelling units, as well as mobilehome parks, at a maximum allowable density of fifteen (15) DUs per net acre in accordance with the provisions outlined herein.
- Residential 20 District (R20). The primary purpose of the R20 district is to provide a broadened range of housing types in a more urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units, as well as mobile home parks, at a maximum allowable density of twenty (20) DUs per net acre in accordance with the provisions outlined herein.
- Residential 30 District (R30). The primary purpose of the R30 district is to provide a broadened range of housing types in an urban setting than is typically found within other areas of the city. This district is intended as an area for development of multifamily residential dwelling units at a maximum allowable density of thirty (30) DUs per net acre in accordance with the provisions outlined herein.

The dwelling types found in the multiple-family zoning districts include townhouses, condominiums, and apartments. Furthermore, various Specific Plans allow by right development of multiple-family residential apartment units; condominiums/town houses are permitted with the city's approval of a parcel or tract map. Moreno Valley's Specific Plans include (densities allowed):

- Specific Plan 209 – Auto Mall (R15=15)
- Specific Plan 193 – Moreno Valley Ranch (ML=8, M=13, MH=17 and H=20)
- Specific Plan – Towngate (M=10, MH=16, H=20)
- Specific Plan 204 – Village Plan (VCR=15, VOR=15 and VR=15)

### Second Dwelling Units

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second dwelling unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second dwelling units addressing issues such as building size, parking, height, setbacks, and lot coverage.

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Moreno Valley permits second dwelling units as an accessory use in residential zone districts with a minimum lot size of seven thousand two hundred (7,200) square feet. This includes all the single-family residential zoning districts except RS10.

The minimum size of the second dwelling unit is 450 square feet. The maximum square footage of a second dwelling unit shall be no greater than one thousand two hundred fifty (1,250) square feet, except when the primary dwelling unit is one thousand two hundred fifty (1,250) square feet or smaller. In that case, the second unit may exceed one thousand two hundred fifty (1,250) square feet subject to the minimum development standards for the zoning district. The second unit requires two covered parking spaces (garage or carport). All of the required parking spaces for the primary single-family dwelling and the second dwelling unit must be permanently reserved, maintained and used as accessible parking for vehicles. An existing garage shall not be converted to a second dwelling unit unless alternate covered parking is provided on the site that meets current zoning and building code requirements.

The City requires that either the primary single-family dwelling or the second dwelling unit be occupied by the owner of the lot. The property owner is required to enter into a restrictive covenant with the City recorded on the property to enforce these provisions.

Second dwelling units are subject to administrative review and approval by the Community & Economic Development Department. The majorities of second unit applications received by the City are either stand-alone detached structures or attached to the existing single-family home with a breeze way, if there are issues with an existing septic system (parcel is less than the minimum required one acre) and no connection to sewer available to the property.

#### Manufactured Housing

State law requires jurisdictions to permit manufactured housing in any residential district where single-family detached units are permitted subject to the same property development standards. While the City permits manufactured housing consistent with State requirements, the Zoning Code does not currently explicitly identify manufactured housing as a permitted use. The city's current policy is to evaluate all manufactured housing through its site plan review application process, providing for design review and project compliance with the applicable building development standards within the City's residential zones.

#### Single Room Occupancy (SRO)

Single room occupancy (SRO) facility means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. An SRO unit usually is small, between 200 to 350 square feet. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

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SROs can provide a valuable form of affordable private housing for lower- income individuals, seniors, and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. California State Senate Bill 2 (SB 2) clarified and strengthened Housing Element law to ensure local zoning ordinances would encourage and facilitate the development of SROs. Moreno Valley revised its Municipal Code in May 2013 to include SROs. These facilities are permitted in the Community Commercial (CC) zoning district by right. SROs are also permitted in the Mixed Use Districts Overlay and Residential 30 (R30) with a conditional use permit.

#### Housing for Persons with Disabilities

Community Care Facilities (CCFs) are licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

All single-family zoning districts permit community care facilities serving six or fewer persons in single-family homes. The Municipal Code does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone with the exception of spacing requirements between community care facilities. California State Law requires community care facilities to be a minimum of 300 feet apart for one another (H&S Code Section 1267.9).

The city's Municipal Code defines "family" as one or more individuals occupying a dwelling unit and living as a single household unit. This definition of family does not place limitations on the number of related and unrelated persons living together, and therefore does not constrain the provision of group housing.

Moreno Valley's Municipal Code (Chapter 9.09.160 - Residential Care Facilities) does specify provisions for community care facilities with six or more occupants. Residential care facilities for more than six residents are permitted in any residential district subject to a conditional use permit, the property development standards of the underlying district, and all applicable local, state and federal laws. Due to the unique nature of larger community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users.

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### Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

Moreno Valley added reasonable accommodation procedures to Chapter 9.02 (Permits and Approvals) of the City's Municipal Code in May 2013. It is the purpose of this section to provide reasonable accommodations in the city's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

### Transitional and Supportive Housing and Emergency Shelters

Any existing single-family or multiple-family dwelling can be used as licensed transitional or supportive housing, without any city licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-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 of licensed group facilities, including group homes, small family homes, and adult residential facilities total 91 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." Moreno Valley revised its Municipal Code in May 2013 to

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rename “Homeless Shelters” to “Emergency Shelters” as well as clarifying what zoning districts permitted the use. Emergency Shelters are permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as Community Commercial (CC), Office Commercial (OC), Office (O), Industrial (I) and Business Park-Mixed Use (BPX) Zoning Districts with a Conditional Use Permit (CUP).

The City of Moreno Valley is a member of 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 emergency 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 an emergency shelter would be identical to the City’s review process for all projects. Non-profit applicants would receive a 25% discount on the application fee for an emergency shelters 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. The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Village Office Residential designation does have a density, thus allowing for the development of multiple-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, which can be extended further with an extension of time application. If the facility does not begin operation within the three years, and the application was not extended, 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.

All shelters would be required to develop their site in accordance with their approved plans, the Municipal 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 six months.

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However, if the application involves 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.

### Farm Employee Housing

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, in May 2013 the City's Community & Economic Development Department amended Chapter 9 of the Municipal Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), in order to more fully address the housing needs farm worker households.

### Site Improvements

#### On/Off-Site Improvements Multiple-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 the project frontage and any necessary transitions joining proposed to existing improvements.

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### 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 water and sewer improvements, 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.

### 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 that are different are listed below.

Many of Land Development's fees are based on valuation or earthwork volumes specifically 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.

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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.

### 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:

- Froze impact fees for affordable housing developments at the rate in effect in December 2006.
- In coordination with Western Riverside Council of Governments (WRCOG), waived Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments per adopted fee ordinance.
- 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

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 multiple-family developments are 72% lower than on market rate, multiple-family developments, primarily as a result of the City's action to freeze the fees for affordable developments.

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.



**Table 8-24 City of Moreno Valley Development Fees**

Fee Category	Fee Amount	
	Single-Family	Multifamily
<b>Planning and Application Fees</b>		
Plot Plan approval	\$1,108	\$11,637 + \$42/unit <sup>1</sup>
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
<b>Subdivision</b>		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Tract Map	\$9,049+\$116/lot <sup>2</sup>	\$9,049+\$116/lot <sup>2</sup>
Final Parcel Map (Land Development)	\$3,860	\$3,860 +\$41/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
<b>Environmental</b>		
Environmental Review	\$1054	\$1054
Environmental Impact Report	Not typical	Not typical
Negative Declaration	Included in ER	Included in ER
Mitigated Negative Declaration	Not typical	Not typical
Other		

Table 8-24 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 <sup>3</sup>	\$ 8,071 <sup>4</sup>
Sewer (EMWD)	\$ 6,727	\$ 7,478
Solid Waste	Not applicable	Not applicable
Traffic - City	\$ 5,622	\$ 3,934
Flood (Riverside County) cost for subdivision	\$ 1,757	\$ 1,757
School Moreno Valley USD	\$4.02/s.f. <sup>5</sup>	\$4.02/s.f
Val Verde USD	\$3.20/s.f. <sup>6</sup>	\$3.20/sf
Other City Facilities, including Library	\$ 1,842	\$ 1,196
Habitat – Regional (MSHCP)	\$ 1,938	\$ 1,008
Traffic – Regional (TUMF)	\$8,873	\$ 6,231
<b>TOTAL</b>	<b>\$48,779</b>	<b>\$53,689</b>

Source: Chris Ormsby, Planning Official, City of Moreno Valley Planning Department, August 12, 2013.

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](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](http://emwd.org/new_biz/construction_fee_res-div.html)

5 Source: Moreno Valley Unified School District's website: <http://www.mvUSD.net>

6 Source: Val Verde Unified School District's website: [www.valverde.edu](http://www.valverde.edu)

**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.**

**Local Processing and Permit Procedures**

The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and level of environmental review under the California Environmental Quality Act (CEQA), requirement of rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining relatively short processing times. Total processing times vary by project, but most residential projects are approved within six months. Table 8-25 provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

**Table 8-25 Permit Processing Timelines**

Type of Approval or Permit	Typical Processing Time
Administrative Plot Plan/No Notice	2 to 3 months
Conditional Use Permit	6 to 9 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	6 to 9 months
Tentative Parcel Maps	6 to 9 months
Initial Environmental Study	Included in project processing
Environmental Impact Report	9 to 12 months
Plot Plan/Hearing	6 to 9 Months

Source: Chris Ormsby, Planning Official, City of Moreno Valley Planning Department, August 13, 2013.

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### Single-Family

A single-family dwelling, on an existing parcel, is subject to a custom home review to ensure compliance with zoning regulations. Approval of a custom home review for a single-family dwelling is administrative. Staff involved in the approval process includes members of the Community & Economic Development Department, Public Works Department and Fire Prevention Bureau. Processing time is approximately two to three months, but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. An example of discretionary approval includes a major variance. Variances from the terms of the zoning regulations shall be granted only when special circumstances applicable to the property in question, including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Consequently, variances to a zoning regulation may be granted with respect to development standards such as, but not limited to, walls, fences, screening and landscaping, site area, width and depth, coverage, front, side and rear yards, height of structures, usable open space, and on-street and off-street parking and loading facilities. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately three months for small project.

The Community & Economic Development Director may grant an administrative variance for a single-family project where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title. A public hearing is not required for an administrative variance. Administrative variances are subject to the following limitations:

1. **Fence Height.** In any district, the maximum height of any fence, wall or equivalent screening may be increased by a maximum of one foot where the topography of sloping sites or a difference in grade between adjoining sites warrants an increase in height to maintain a level of privacy, or to maintain the effectiveness of screening, as would generally be provided by such fence, wall or screening.
2. **Setbacks.** In any residential district, the Community & Economic Development Director may decrease minimum setbacks by not more than ten (10) percent where the proposed setback area or yard is in character with the surrounding neighborhood, and where such decrease will not unreasonably affect contiguous sites.
3. **Lot Coverage.** In any residential district, the Community & Economic Development Director may increase the maximum allowable lot coverage by not more than ten (10) percent where such increase is necessary for significantly improved site planning or

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architectural design, creation or maintenance of views or would otherwise facilitate highly desirable features or amenities, and where such increase will not unreasonably affect contiguous sites.

4. Height. In any district, the Community & Economic Development Director may authorize a ten (10) percent increase in the maximum allowable building height. Such increases may be approved only where necessary to accommodate architectural design, where scenic views or solar access on surrounding properties are not affected and where there is no increase in useable square footage of the proposed structure.
5. Decrease in Building Frontage Requirements. In any mixed-use overlay district, the Community & Economic Development Director may authorize up to a ten (10) percent decrease in the distance threshold established to specify the required percentage of a building frontage to be built to the build-to-zone, as indicated in Table 9.07.095-10, Mixed-Use Overlay District Development Standards [i.e., the distance threshold from street intersections for the purposes of calculating building frontage length may be reduced from three hundred (300) feet to two hundred seventy (270) feet]. The community development director is not authorized to reduce the percentage of the building frontage that is required to be built to the build-to-zone.

A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in 6 months to a year.

#### Multiple-Family

Multiple-family housing is subject to site plan and design review. Staff involved in the review process includes members of Community & Economic Development Department, Public Works Department and Fire Prevention Bureau. If the multiple-family housing is proposed as a condominium, the approval process also includes a subdivision map. Processing time is approximately six to nine months and the project is subject to review by the Planning Commission.

#### General Plan Amendment and/or Zone Change

A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring review by the Planning Commission, and approval by the City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further the City's established land use goals.

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Permit Processing

The following is a summary of the approval process for a typical large single-family subdivision or multiple-family housing project:

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 Division 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 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. Unless exempt under CEQA, a notice is published a minimum of 20 days in advance of the hearing for a typical multiple-family project, which corresponds to the minimum public review period for a Negative Declaration as required by CEQA. An exempt project would require a 10 day notice. 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. Conduct 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 acting on 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 (10 days for decisions under the Subdivision Map Act). A \$750.00 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 six to nine 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. The length of time is primarily a function of the complexity of the issues, modification of project design if needed, and preparation of studies to meet State and Federal environmental requirements, and efforts to address concerns brought up by neighbors. In addition, elimination

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of the public hearings would not exempt the City from 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.

### Design Requirements

The following describes the types of design requirements imposed on multiple-family 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 Municipal Code, the General Multiple-Family Design Guidelines are noted as follows:

1. Opposing garages or carports should be turned to avoid the monotony of alley-like parking corridors.
2. Parking areas should be staggered and landscaped to add visual interest, and opportunities for accent treatments.
3. Parking spaces within multifamily areas shall be located within two hundred fifty (250) feet of the dwellings they serve.
4. Multifamily parking lots shall be limited to two double aisles of cars to help reduce expanses of paving. Parking lots shall provide openings in curbs to convey surface drainage into landscape areas for water quality, retention and absorption.
5. Open parking areas should be clustered and treated as landscaped plazas and courts.
6. Landscaping shall be used around the perimeter of the lot, as well as within the lot, reducing paved area and providing for a more pedestrian oriented site.
7. No more than four units for a two-story structure should be served by one entry.
8. Each multiple-family unit shall have at least one hundred and fifty (150) square feet of private open space per downstairs unit and a minimum of one hundred (100) square feet of private open space per upstairs unit. Private open space 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.
9. Common open space at a minimum of three hundred (300) square feet per each residential dwelling in the project is required.
10. Individual units should have a porch or porch-like space at the front door.



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11. Trash enclosures shall be located to provide a maximum walking distance of two hundred fifty (250) feet from the units they serve.
  12. Trash enclosures shall include solid roofs and be designed to be compatible with the project's architecture.
  13. Trash enclosures shall not be located on dead end drive aisles, unless adequate turnaround is provided for collection vehicles.
  14. There shall be at least one double-bin trash enclosure for every forty-eight (48) residential units.
  15. Mail boxes should be located at various places on the site and treated to match the building's architecture, avoiding the institutional and monumental "gang box" appearance, while conforming to post office guidelines.
  16. Drive aisles should be curved and should incorporate 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 paver bands or etchings across drives. Speed bumps or Botts' dots are not an acceptable alternative.
  17. Freestanding structures, like gazebos or pergolas, should be located to define activity areas at pathway intersections or in secluded landscape areas.
  18. Drive aisles shall be at least twenty-four (24) feet wide for two-way traffic and shall be at least twenty (20) feet wide for one-way traffic.
  19. 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 lines of sight between balconies and into parking areas.
  20. Multiple-family projects warrant special design considerations, including:
    - a. Intimate, shaded outdoor seating areas;
    - 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 (senior housing projects);
    - g. Parking close to units;
    - h. Elevators (senior housing projects).
  21. Buildings shall provide for a variety of colors and architectural features to break up the massing of buildings and provide visual interest.
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22. Multiple-family units shall be clustered to minimize grading and to help maintain the natural landscape.
  23. Multiple-family projects shall be designed for the needs of the intended residents. 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, minimal and gradual elevation changes, and elevators.
  24. Architectural features should be used to increase privacy from nearby units and common or public spaces.
  25. 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 is not permitted.
  26. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each visitor entrance of a multiple-family development.

There are a variety of design requirements imposed on multiple-family 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.

Parking and open space requirements probably have the greatest potential effect on the cost of housing. The land that 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.

#### 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.

#### Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, which could result 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, a building might have to be three stories instead of two stories to provide area for the

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required number of parking spaces. It is less of a constraint for affordable housing because affordable developments have reduced parking standards. 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 second 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 citywide parking standards for multiple-family housing were last modified in May 2013 with the addition of the Mixed Use Districts Overlay to the City's Municipal Code.

The adjustments noted in Table 8-26 (located on the following page) 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.

Table 8-26 Parking Requirements

Use	Requirement	Covered Parking	Notes
<b>Residential Uses</b>			
Single-family	2/unit	Within an enclosed garage	
Second units	2/unit	Carport or garage	
Duplex	2/unit	Within an enclosed garage	
3 or more units: Studio 1 bedroom 2 bedrooms 3+ bedrooms	1.25/unit 1.5/unit 2.0/unit 2.5/unit	1 covered/unit 1 covered/unit 1 covered/unit 2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit.  Guest parking is included in the minimum required parking standard.
Senior housing: Studio 1 bedroom 2+ bedrooms	1.0/unit 1.25/unit 1.5/unit	1 covered/unit 1 covered/unit 1 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard.  Alternate parking requirements may be permitted subject to approval of a parking study.
Mobile home parks	2.5/unit		Tandem spaces may be used to meet resident parking requirements.
Residential care homes	Parking requirements shall be determined by the community & economic development director subject to an approved parking study.		

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### C. Environmental and Infrastructure Constraints

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to liquefaction or other geologic conditions, or contain sensitive habitat, could constrain development capacity. Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability. This section summarizes potential environmental and infrastructure constraints on residential development in Moreno Valley.

In the inventory, staff has identified a variety of “environmental constraints”. These are graphically represented in [Attachment X, “Exception Areas” map](#). The constraints consist of site specific data from inclusion of sites 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 X](#). In addition, the parcel inventory of vacant land 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 Riverside 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. Southern California Edison service is available to all sites west of Lasselle Street. In 2005, the City of Moreno Valley established its own electric utility that will provide electrical services to properties east of Lasselle Street.

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## D. Other Constraints

### Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, but upon completion the developer may realize a higher profit margin based on a greater number of units sold.

### Housing Market

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Moreno Valley and western Riverside County.

Within the Riverside County market, there are also significant differences in land prices. Master-planned communities in Temecula, Corona, and parts of the Coachella Valley have generally garnered higher residential land prices than more established communities in central, southern and parts of eastern Riverside County.

Although land prices remain a significant cost component of a new home, land prices in Moreno Valley do not significantly constrain the production of housing relative to surrounding jurisdictions. In fact, the land costs in Moreno Valley are more conducive to construction than other areas of Riverside County, and have contributed to the potential for single-family market rate units to be constructed which are generally affordable to moderate, and in some cases, lower income households.

### Construction Costs

The cost of building materials for residential construction rose dramatically until 2008. However, according to the U.S. Department of Labor, the overall cost of residential construction materials rose by only 2 percent between 2011 and 2012, with steel costs increasing 0.4 percent and the cost of cement increasing 1.5 percent. With the slowdown in the real estate market from 2008 and 2012, the price of construction materials has shown a significant decrease from the 2006-2008 construction boom. The 2 percent increase in overall construction costs experienced over the past year is primarily due to increased labor costs.

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The type of product largely determines the cost of construction. Over 40 percent of Moreno Valley's existing inventory was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Moreno Valley market, the purchase prices of these older homes are affordable even to residents in the very low-income category.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents an estimated 17 percent to 20 percent of the cost of building a unit, which is a substantial portion of the overall cost of construction.

Prevailing wages may also be an additional constraint on construction costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium/high density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

The data indicates that construction costs in the Moreno Valley vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent

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of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Riverside County region. Particularly with the tightening of mortgage lending standards, homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of lower cost materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

### Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 3.5 percent for a fixed rate-30 year loan in 2012. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy- Down Mortgages. However, variable interest rate mortgages

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on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2012 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Moreno Valley, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The year 2012 saw a record number of foreclosures in California. Information obtained online indicated that there were approximately 1,843 homes in Moreno Valley that were in foreclosure. Moreno Valley experienced the highest number of foreclosures compared to its neighboring cities. There were 842 in Perris, 794 foreclosures in Murrieta, 284 foreclosures in Bellflower, 371 foreclosures in Pico Rivera, and 354 foreclosures in San Jacinto. However, the number of foreclosure homes in Moreno Valley is significantly less than Riverside County as a whole, which experienced 16,476 foreclosures in 2012.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports do not indicate documented cases of underserved lower income census tracts in the City. Table 8-27 presents the disposition of home purchase loan applications in 2011 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Moreno Valley. The data includes purchases of one to four unit homes as well as manufactured homes. Over 80 percent of the loan applications were received from above moderate-income households (earning greater than 120 percent of Median Family Income [AMI]). Moderate

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income households (80 to 120 percent of AMI) and lower-income households (less than 80 percent AMI) accounted for approximately 8 percent and 2 percent, respectively (please note that there is a slight margin of error in the percentage calculations because the sum of the total applications for each income category does not equal the actual total count). The overall loan origination rate was 60 percent and this rate decreased as income decreased. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.

**TABLE 8-27: DISPOSITION OF CONVENTIONAL HOME PURCHASE LOAN APPLICATIONS  
RIVERSIDE-SAN BERNARDINO-ONTARIO MSA**

	Loans Approved	Loans Denied	Loans Withdrawn/Incomplete
Number of Loan Applications	2,263	4,265	2,963
Percent of Total Applications	12.2%	22.4%	15.6%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by ESA.

Note: Approved loans include: loans originated and applications approved, but not accepted.



## VI. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Moreno Valley. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

### A. Regional Housing Needs Assessment (RHNA)

Moreno Valley's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 4,280 housing units, including 1,500 units for very low-income households, 993 units for low-income households, 1,112 units for moderate-income households, and 2,584 units for above moderate-income households (Table 8-28).<sup>1</sup>

**Table 8-28 City of Moreno Valley, RHNA 2014-2021**

Income Category	Units
Extremely Low-Income <sup>2</sup>	750
Very Low-Income	750
Low-Income	993
Moderate-Income	1,112
Above Moderate-Income	2,584
<b>Total</b>	<b>6,169</b>

Source: Southern California Association of Governments (SCAG) RHNA Final Allocation Plan-  
Planning Period January 1, 2014 – October 1, 2021

<sup>1</sup> In RHNA, there are rounding differences in some localities between the total housing need and the sum of the four income groups. In such cases, communities may choose which of the income categories it will adjust by one unit to maintain consistency with the approved total housing need. For Moreno Valley, the one unit difference has been allocated to the above moderate-income category.

<sup>2</sup> AB2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the AMI).

Moreno Valley's RHNA allocation for low and very low income is 2,493 units. As shown in Table 8-29 and graphically represented in Attachment #, the City has identified sites to accommodate 3,953 very low and low income housing units, during the planning period. When combined with the 633 units already built or approved, a total of 4,586 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 8-29 Units Credited To the RHNA  
(Built or Approved between July 2008 – September 2013)**

	Very Low	Low	Affordability <sup>1</sup>	TOTAL
<b>2014-21 RHNA Allocation</b>				
Rancho Dorado – Phase I	22	49	55 year covenant	71
Rancho Dorado – Phase II	24	54	55 year covenant	78
Hemlock Family Apartments		77	55 year covenant	77
Boulder Ridge Family Apartments <sup>2</sup>	30	111	55 year covenant	141
Oakwood Apartments	99	141	55 year covenant	240
Myers Park Apartments <sup>3</sup>	26			26
Total Units Credited Toward RHNA	201	432		633
<b>TOTAL RHNA REMAINING</b>	<b>1,299</b>	<b>561</b>		<b>1860</b>

<sup>1</sup> Affordability covenants are for a 55 year term.

<sup>2</sup> Project Approval Only as of September 2013

<sup>3</sup> Units converted to Affordable Housing

### Identifying Adequate Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under State law (California Government Code section 65583.c.1), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes the following:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites which allow residential uses (such as mixed-use);
- Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and
- Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (for example Office (O) and Office Commercial (OC) for Senior Housing).

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An important component of the Moreno Valley Housing Element is the identification of remaining sites and future housing development opportunities in the 2014-2021 planning period. Moreno Valley has a sufficient amount of undeveloped land throughout the whole city. Opportunities for residential development in the City fall into one of three categories:

- Land within the Village Specific Plan (SP 204) Land Use Designation;
- Vacant land that is designated for residential use; and
- Underutilized residentially zoned sites where the current use of the property is less than the maximum density allowed by the General Plan designation.

#### Residential Sites Inventory and Analysis of Suitability and Availability

The maps identify sites that the City determined to be ideal for accommodating future housing, including affordable housing. Analyses based on potential environmental constraints, infrastructure, and realistic development capacity calculations are discussed. Estimates of potential capacity on the vacant or significantly underutilized land are based on a ratio of 80 percent, which was established in the City's General Plan as the average rate for residential development (not including a density bonus) to account for development standards such as lot coverage requirements, parking, setbacks, open space, infrastructure and public facilities. This rate has been applied in calculating the capacity for vacant and underutilized sites to ensure that it is consistent with projections contained in the General Plan.

#### Summary of Land Available

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. Moreno Valley is a growing community and has a sufficient amount of vacant and underutilized land to accommodate new development. 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 have been rezoned to the higher multiple-family density of Residential 30 (R30) 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.

The vacant sites inventory meets the RHNA moderate and above moderate income housing need. However, there is still a RHNA balance of 1,860 units for low and very low income households, as identified in Table 8-29 (table above with projects listed). All pending and

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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 in the previous Housing Element Update (2011). As a result, planning staff rezoned a number of vacant parcels to Residential 30 (R30) to provide affordable housing opportunity through higher density in May 2013. A total of 146 acres was rezoned Residential 30 (R30). Based on historical development patterns, it was assumed that the majority of R30 sites would be developed at 80% of the maximum residential density or for a potential of 3,019 units for low and very low income households.

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.

#### 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 2,493 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 8-30 “Sites Inventory Summary for All Income Groups” (located on the following page). As such, the base calculation plus all of the units that have been approved or built between July 2008 and September 2013 (see Table 8-29 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.

Table 8-30 “Sites Inventory Summary for All Income Groups”

Calculation Number	Sites Inventory	Very Low & Low Units	Moderate Units	Above Moderate Units	Total
1	Units accommodated on vacant parcels	934			934
2	Units accommodated on parcels rezoned R30	3,019			3,019
3	Units accommodated on vacant parcels with zoning at 5.9 and $\geq$ 8 units per acre		7,785		7,785
4	Units accommodated on vacant parcels with zoning = 1-5 units per acre			8,605	8,605
5	Units that have been approved or built between July 2008 and September 2013	633			633
Total Units Accommodated in Inventory		4,586	7,785	8,605	20,976

The Housing Sites Inventory Map (Attachment 1) is an overview map of all sites listed in Table 8-30. There is a series of maps showing the location of the vacant parcels referred to as “Calculation #1”. All the vacant sites in Exhibits A-1 through A-11 are zoned for multiple-family 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 Residential R15 (R15). These sites are located within walking distance of a large shopping center at State Highway 60 and Moreno Beach, as well as an existing multiple-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 (SP 204). 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.



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The zoning designation of VR and VOR are unique to The Village at Sunnymead Specific Plan. The VR (Village Residential) designation allows multiple-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. Senior housing projects can receive assistance facilitating the project and meeting State Redevelopment requirements through the City's Business and Neighborhood Services Division. 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.

#### 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 that developers can utilize:

1. Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy.
2. Policy of keeping development impact fees at a lower level for affordable housing.
3. Permit streamlining.
4. Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing per the adopted ordinance.
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.

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### 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. **Attachment X** 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 Moreno Valley Housing Authority at Day Street and Alessandro Boulevard, which was rezoned to Residential 30 (R30) and has been slated for a potential 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 Moreno Valley Housing Authority has proposed to 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, the site at Day Street & Alessandro Boulevard (**Exhibit # -**) 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. 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 is negligible. Developers have the option of connecting to the regional water district for sites at Elsworth Street and Alessandro Boulevard (**Exhibit # -**) and Morrison Street and Alessandro Boulevard (**Exhibit # -**). The regional water district has expressed a desire to provide hookups for projects along Alessandro Boulevard, 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 the site at Day Street & Alessandro Boulevard (**Exhibit # -**).

### Inventory of High Density Sites

The inventory of high density sites consists of three geographic areas, as shown on maps Exhibit B, C, D and E. 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 146 acres in 62 parcels. The total number of potential units is 3,019 at 80% of the zone capacity. The sites are appropriately sized to accommodate a minimum of sixteen units per site, and will allow owner-occupied and rental multiple-family residential uses without a conditional use permit (CUP), or other discretionary action pursuant to

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Government Code Section 65583.2 (h) and (i). In the City of Moreno Valley, a conditional use permit (CUP) is not required for multiple-family housing. The proposed R30 zone will be exclusively residential.

The sites in **Exhibit E** consist in large part of current uses that are no longer viable or competitive with the new commercial development and has been rezoned Residential 30 (R30). 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 from commercial use to new residential, especially as the job corridor along the I-215 continues to develop.

All the areas chosen for zone change 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 Market and adjacent to other shopping including a Home Depot and a proposed Super Wal-Mart. 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. It was in the interest of equity and fairness that staff chose to designate areas outside the former redevelopment area for increase in density so higher densities would be distributed throughout the city (the sites were chosen during the 2008-2014 Housing Cycle).

#### Inventory of Moderate Income Housing Potential

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 Residential 5 (R15) to multiple-family at a maximum density of 8 units per acre. The sites are located 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 7,785 units.

#### Inventory of Above Moderate Income

Above moderate income households are households whose income exceeds 120 percent of area median income. 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 Residential 5 (R5). 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

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preserve the hillsides. The potential number of units that could be built in this category at an 80% build out is 8,605 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.

### 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 multiple-family housing since higher density could not be achieved 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 Residential 5 (R5). In Table 8-31, **a total of 466, R5 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 8-31 Sites Appropriately Zoned and Available For Mobile Home Parks**

Zoning Designation	Density (Units/Acre)	Vacant Acres	Number of Units <sup>2</sup>	Number of Parcels 5 Acres and Larger
R5 <sup>4</sup>	5	466 <sup>3</sup>	193	42

<sup>1</sup> See attachment 6 (?)

<sup>2</sup> Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> It is assumed that only 10% of all available acreage would develop as mobile homes.

<sup>4</sup> 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

### 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 some 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 of **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 8-32). 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 subdivisions with manufactured homes have been built in the City, such type of subdivision has not been developed in the past twenty years. However, there has been some recent interest expressed by at least one developer in 2013.

**Table 8-32 Sites Appropriately Zoned and Available For Manufactured Homes**

Zoning Designation	Density (Units/Acre)	Vacant in Acres <sup>3</sup>	Number of Units <sup>2</sup>
Residential Single Family	5 and under	4,574	1,665

<sup>1</sup> See attachment X

<sup>2</sup> 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.

<sup>3</sup> It is assumed that 10% of all acreage could potentially be developed as manufactured housing.

<sup>4</sup>R-5 acreage in specific plans is not included as development of R5 acreage would follow the predominant development pattern.

### Transitional Housing/ Supportive Housing and Emergency Shelters

Any existing single-family or multiple-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 multiple-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 of licensed group facilities, including group homes, small family homes, and adult residential facilities total 108 facilities (Source website California Department of Social Services, Community Care Licensing Division: [http://www.cclid.ca.gov/docs/cclid\\_search/cclid\\_search.aspx](http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx)). In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families in single family homes.

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The City of Moreno Valley General Plan allows emergency shelters with conditional use permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX). Table 8-33 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 8-34 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. Non-profit applicants would receive a 25% reduction 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 8-34, the business, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted. 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 multiple-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. Emergency 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

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uses. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) to add homeless shelters as a permitted use and adopt development standards for that use in May 2013. There is a total of 447 vacant acres in 60 parcels in Specific Plan 208 (Table 8-35). An inventory of all the vacant sites in the specific plan is included in this document as [Attachment X](#).

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 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 time frame 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.

**Table 8-33 Vacant Sites Zoned and Available for Transitional Housing**

Zoning Designation	Density (Units/Acre)	Vacant in Acres <sup>3</sup>	Number of Units <sup>2</sup>
<b>Multiple - family (R10-30)</b>	10 and above	208	295

<sup>1</sup> See attachment 8

<sup>2</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> It is assumed that 10% of all vacant acreage could potentially be developed as transitional housing.

**Table 8-34 Vacant Sites Available for Homeless Shelters with Conditional Use Permit**

Zoning Designation	Density (Units/Acre)	Vacant in Acres
<b>Business Park<sup>1</sup></b>	*	71
<b>Commercial</b>	*	366
<b>Office</b>	*	241
<b>Village Office Residential</b>	92	6
<b>Total</b>		<b>684</b>

<sup>1</sup> 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 8-35 Vacant Sites Available for Homeless Shelters by Right**

Zoning Designation	Density (Units/Acre)	Vacant in Acres
<b>Industrial/Business Park</b>	Standards for shelters were adopted in May 2013 – see Chapter 9.09.170 of the City's Municipal Code.	447
<b>Total</b>		<b>447</b>

### 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.” The City of Moreno Valley amended Chapter 9.15.030 (Definitions) of its Municipal Code in May 2013 to include a definition of SRO as followed:

*“Single room occupancy (SRO) facility” means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.*

Based on the definition of an SRO, the City of Moreno Valley also amended Chapter 9.09 (Specific Use Development Standards) of the Municipal Code to establish zones that will allow single room occupancy units by right in the Community Commercial (CC) zone and with a conditional use permit in the multiple-family zone of Residential 30 (R30) and the Mixed Use Overlay Districts (MUI, MUC and MUN). The standards for an SRO zone have also been developed and it will be staff’s goal that the standards and permit procedures facilitate the development of single room occupancy units.

### Summary

The total number of new units required under the RHNA for Moreno Valley’s current planning cycle, is 6,129. The sites inventories 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 2021.



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The land inventory based on Community & Economic Development Department staff analysis meets requirements as mandated by California Government Code Section 65583.

## **B. Resources**

### Implementation Tools

A variety of federal, State and local programs are available to create and/or maintain rental and purchase affordability for lower income households and for persons with special needs. These programs are also available to other jurisdictions for potential acquisition, subsidy, or replacement of units at-risk. Table 8-36 summarizes financial resources available to the City, private and non-profit parties to preserve/create housing that is affordable.

In previous years, the primary source of funds for affordable housing activities in Moreno Valley was from the 20 percent Redevelopment Agency housing set-aside fund. The Consolidated Plan 2009–2014 allocated funding for housing programs during that period, as indicated below:

- Provide Assistance to Enable Homeownership
  - Homeowners Assistance Program
  - Foreclosure Acquisition Program
- Rehabilitate and Preserve Ownership Housing
  - Substantial Rehabilitation Program
  - Mobile-Home Repair
  - Residential Beautification Program
- Expand Affordable Housing through New Construction
  - Affordable Housing

On December 29, 2011 the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. Per Resolution OB 2012-07, the City of Moreno Valley Redevelopment Agency was dissolved. The Moreno Valley Housing Authority was selected to be the Successor Agency responsible for all of enforceable obligations owed.

The City previously relied on estimated redevelopment housing set-aside revenues ranging from \$4,197,384 to \$4,583,576 annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is currently implementing and administering programs provided by the State of California, such as the HOME Investment Partnership Program to assist first time home buyers and to provide loans for the rehabilitation of owner-occupied residences, and the HUD Neighborhood

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Stabilization Program to fund new construction of single-family homes and to facilitate new ownership of foreclosed homes through the City's acquisition, rehabilitation and resale of these homes.

**TABLE 8-36  
RESOURCES AVAILABLE FOR HOUSING ACTIVITIES  
CITY OF MORENO VALLEY**

Program Description	Eligible	Activities
<b>Local Resources</b>		
Density Bonus	The City allows an increase in density to developers who set-aside at least 25% of their project to low-and moderate-income persons, in conjunction with at least one financial and one development incentive	<ul style="list-style-type: none"> <li>Density Bonus</li> </ul>
Tax-Exempt Bonds	The Moreno Valley Housing Authority and the City have the authority to issue tax-exempt bonds. When available, bond proceeds will be used to develop affordable housing. There is no bonding ability at this time.	<ul style="list-style-type: none"> <li>Housing Development</li> </ul>
City/Agency Owned Land	If available and appropriate, City or Agency owned land may be made available.	<ul style="list-style-type: none"> <li>Housing</li> <li>Community Facilities</li> </ul>
Lease Purchase Program	Lease Revenue Pass-Through Obligation bonds are issued by the California Cities Home Ownership Authority to fund a lease/purchase program that will assist homebuyers countywide.	<ul style="list-style-type: none"> <li>Homebuyers Assistance</li> </ul>
County of Riverside Resources	Housing Improvement Program, Rental Rehab Program, Senior Home Repair (minor and enhanced), First Time Homebuyers Program, Multi-family Revenue Bonds, and Shelter Care Plus.	<ul style="list-style-type: none"> <li>Rental Assistance</li> <li>Home and Rental Rehabilitation Assistance</li> <li>First Time Home Buyers Assistance</li> </ul>
Moreno Valley Housing Authority	The Moreno Valley Housing Authority was created to address the City's need for safe and sanitary affordable housing opportunities for its residents. It was created in response to the dissolution of the City's redevelopment agency.	Implementation/administration of state and federal programs that: <ul style="list-style-type: none"> <li>Provide Loans to First Time Home Buyers</li> <li>Rehabilitate substandard owner-occupied homes</li> <li>Build new affordable housing</li> <li>Purchase, repair and sell foreclosed homes</li> </ul>
<b>State Resources</b>		
Mortgage Credit Certificate (MCC)	Federal tax credit for low and moderate income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	<ul style="list-style-type: none"> <li>First Time Home Buyer Assistance</li> </ul>

California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multi-family rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition of Properties</li> </ul>
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	<ul style="list-style-type: none"> <li>• Predevelopment Loans</li> </ul>
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	<ul style="list-style-type: none"> <li>• Support Services</li> </ul>
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> </ul>
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition of Properties</li> </ul>
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Repair of Code Violations</li> <li>• Property Improvements</li> </ul>
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Acquisition</li> </ul>
Federal Resource -Entitlement		
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low and moderate income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul style="list-style-type: none"> <li>• Section 108 Loan Repayments</li> <li>• Historic Preservation</li> <li>• Admin. &amp; Planning</li> <li>• Code Enforcement</li> <li>• Public Facilities Improvements</li> <li>• Economic Development</li> <li>• Housing Activities (i.e. acquisition, rehabilitation)</li> </ul>
HOME Investment Partnership	A flexible grant program for housing. The intent of this program is to expand the supply of	<ul style="list-style-type: none"> <li>• Multiple-Family Acquisition/Rehab</li> </ul>

Program	decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	<ul style="list-style-type: none"> <li>• Single-Family</li> <li>• CHDO Assistance</li> <li>• Administration</li> </ul>
HUD Neighborhood Stabilization Program	The program targeted emergency assistance to states and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. This program is authorized under Title III of the Housing and Economic Recovery Act of 2008.	<ul style="list-style-type: none"> <li>• Assist in the redevelopment of abandoned and foreclosed homes and vacant properties</li> <li>• The City of Moreno Valley was allocated \$3,687,789 of NSP3 funds</li> <li>• Funds will be used to develop affordable housing within specific target areas</li> </ul>
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	<ul style="list-style-type: none"> <li>• Homelessness Prevention</li> <li>• Essential Services</li> <li>• Operating Expenses</li> </ul>
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Supportive Social Services</li> <li>• Administration</li> </ul>
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	<ul style="list-style-type: none"> <li>• Home Buyer Assistance</li> </ul>
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Housing Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Resources – Competitive		
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	<ul style="list-style-type: none"> <li>• Housing Rehabilitation</li> </ul>
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> <li>• Support Services</li> </ul>

Section 811	Grants to non-profit developers of supportive housing for person with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• New Construction</li> <li>• Rental Assistance</li> </ul>
Shelter Care Plus	Provides grants for rental assistance for permanent housing and case management for homeless individuals with disabilities and their families	<ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Homeless Prevention</li> </ul>
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdiction must pledge its future CDBG allocations for loan repayment. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 twenty years.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Home Buyer Assistance</li> <li>• Homeless Assistance</li> </ul>
Private Resources		
Federal National Mortgage Association (Fannie Mae)	<ul style="list-style-type: none"> <li>• Community Home Buyer Program – Fixed rate Mortgages</li> </ul>	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>
	<ul style="list-style-type: none"> <li>• Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home</li> </ul>	<ul style="list-style-type: none"> <li>• Homebuyer Assistance/Rehab</li> </ul>
	<ul style="list-style-type: none"> <li>• Fannie Neighbor – Underserved low income minorities are eligible for low down-payment mortgages for the purchase of single-family homes</li> </ul>	<ul style="list-style-type: none"> <li>• Expand Home Ownership for Minorities</li> </ul>
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multiple-family rental housing	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Expand Home Ownership for Lower Income Persons</li> </ul>
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	<ul style="list-style-type: none"> <li>• Construction</li> <li>• Redevelopment</li> </ul>

### Administrative Resources

The primary Agencies and Officials responsible for the implementation of the City's housing programs and activities lies within the City of Moreno Valley Community & Economic Development Services.

City of Moreno Valley Community & Economic Development Services

The Community & Economic Development Services within Moreno Valley includes the Planning Division, Building Safety Division, Fire Prevention Bureau, and Business Support & Neighborhood Programs. The Planning Division and Building Services are directly related to all City housing related issues and policies.

The Planning Division implements long-range planning efforts and development standards to promote livability and appearance. The Division ensures the City's viability through enforcement of land use, construction, health, safety, and environmental regulations. This involves land use and development standards, building codes, economic vitality, and adherence to the General Plan policies. The Division is ultimately responsible for the administration of the General Plan and implementation of the Zoning Ordinance.

The Building Safety Division enforces state laws that effect, regulate and control the design and construction of all structures proposed within the City of Moreno Valley. Additionally, the Building Division ensures that minimum safeguards are followed with regard to life, health, property and public welfare for the residents of the City of Moreno Valley.



### VIII. Progress Report

The Progress Report reviews the previous Housing Element's goals, policies, and implementation actions that were to be implemented during the previous planning period. The City of Moreno Valley's previous Housing Element identified seven goals that the City anticipated to achieve during the previous planning period. Each program has specific policies that were to be accomplished to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. Each policy consists of implementation actions with quantified objectives that were to accomplish the goals established in the Housing Element. Each implementation action had a time frame for completion along with a responsible agency to monitor the policies.

The accomplishments are listed on the right column of the table and display the progress, effectiveness, and appropriateness of the program. Pursuant to Government Code Section 65588, local governments shall review their Housing Element and evaluate the following:

- 1) The progress of the City or County in implementation of the Housing Element;
- 2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- 3) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

The following table reviews the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals since 2008.



Program	Accomplishments
<p>Goal #1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.</p>	
<p>Policy 1.1: Continue to support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.</p> <p>Policy 1.2: Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.</p> <p>Policy 1.3: Avoid concentrating housing constructed expressly for lower income households in any single portion of any neighborhood.</p> <p>Policy 1.4: Locate higher density residential development in close proximity to employment and shopping.</p> <p>Policy 1.5: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</p>	
<p>Action 1.1: Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The updated City of Moreno Valley General Plan was adopted July 11, 2006. The City's General Plan was updated to continue providing a range of residential development opportunities through land use and zoning designations. The City has adopted a density bonus ordinance to provide incentives for developers to pursue low income and senior housing development.</p> <p>Effectiveness: Since the last General Plan Update, the City Council approved the creation of the Residential 30 (R30) zoning district (September 22, 2009), rezoned 146.19 acres to Residential 30 (R30) zoning (April 23, 2013), and creation of the Mixed Use Districts Overlay to encourage higher density residential development close to employment and shopping (April 23, 2013).</p> <p>Appropriateness: The City will continue to implement the goals, policies and implementation measures to guide development in the City.</p>

Program	Accomplishments
<p>Action 1.2: Encourage variety of housing development through various Overlay zone alternatives (Senior Housing, Planned Development, Mixed-Use) or with the density bonus incentives.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: Affordable housing projects approved through Planning include: Rancho Dorado Apartments (149 units), Hemlock Family Apartments (77 units), Boulder Ridge family Apartments (141 units), Oakwood Apartments (240 units), and Myers Park Apartments (26). In August 2013, Habitat for Humanity submitted an application for a Tentative Tract Map for 8 lots (PA13-0045) on a City owned parcel.</p> <p>Effectiveness: The City's adopted ordinances offer incentives to facilitate mixed uses and varying densities. The adoption of a density bonus into the City's Zoning Code encourages higher density in lower density land use designations. The City Council approved the creation of the Mixed Use Districts Overlay in April 23, 2013 to encourage higher density residential development close to employment and shopping.</p> <p>Appropriateness: The City will continue to encourage development of housing for seniors and low-income households through provision of a density bonus or other equivalent incentives. The Zoning Code includes the Mixed Use Districts Overlay to encourage mixed-use development and incorporate a variety of low and high density land uses.</p>
<p>Action 1.3: The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Effectiveness: The City will complete remaining Redevelopment Agency projects in the pipeline, and use available grants and/or CDBG allocations to provide additional funding.</p> <p>Appropriateness: The City will continue to use available sources to fund off-site improvements when possible and provide incentives.</p>

Program	Accomplishments
<p>Action 1.4: Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City Council approved the creation of the Residential 30 (R30) zoning district (September 22, 2009), rezoned 146.19 acres to Residential 30 (R30) zoning (April 23, 2013), creation of the Mixed Use Districts Overlay to encourage higher density residential development close to employment and shopping (April 23, 2013). Currently the Mixed Use Districts Overlay is focused on the Alessandro Boulevard Corridor, but has the possibility to be expanded to include additional areas of the City such as Sunnymead Boulevard and other major arterials.</p> <p>Effectiveness: The City's adopted ordinances offer incentives to facilitate mixed uses and varying densities. The adoption of a density bonus into the City's Municipal Code encourages higher density in lower density land use designations. The City Council approved the creation of the Mixed Use Districts Overlay to encourage higher density residential development close to employment and shopping in April 23, 2013.</p> <p>Appropriateness: The City will continue to encourage development of housing for seniors and low-income households through provision of a density bonus or other equivalent incentives. The Municipal Code includes the Mixed Use Districts Overlay to encourage mixed-use development and incorporate a variety of low and high density land uses.</p>

Program	Accomplishments
<p>Action 1.5: Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: Green Building and sustainability is being practiced and encouraged by the City. Title 24 energy standards are applied to all new construction and remodeled residences. Additionally, the City has proposed the addition of a Sustainable Community section to the Conservation Element of the General Plan.</p> <p>Effectiveness: Building &amp; Safety Division issued fifteen (15) permits to homeowners for the installation of solar panels on the roofs of their homes. The 2010 California Green Building Codes were adopted by the City of Moreno Valley on January 1, 2011.</p> <p>Appropriateness: The City will continue to pursue innovative building techniques for both residential and non-residential development. As new building techniques are developed, the City will recommend techniques that practice sustainability and conservation. Title 24 energy standards will continue to be required for all residential and non-residential development.</p>

Program	Accomplishments
<p>Action 1.6: Work with Habitat for Humanity to utilize vacant Housing Authority owned infill lots for single-family development to provide housing for lower income families and individuals.</p> <p>Responsible Agency: City of Moreno Valley Planning Division, Business Support &amp; Neighborhood Programs Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: 2014-2021 (Target 8 units over the planning period)</p>	<p>Effectiveness: The City has a very successful partnership with Habitat for Humanity - Riverside. In 2010, two brand new homes were built in Moreno Valley on City owned parcels. In August 2013, Habitat for Humanity submitted an application for a Tentative Tract Map for 8 lots (PA13-0045) on a City owned parcel.</p> <p>Appropriateness: The City has applied Neighborhood Stabilization Program 3 (NSP3) funds to develop this 8 lot single-family project and increase homeownership opportunities for low-income families.</p>
<p>Action 1.7: Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (i.e. covenants, deed restrictions, loans, etc.).</p> <p>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division, Public Works Department and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Effectiveness: CC&amp;Rs-covenant of 55 years, 2nd Deed of Trust, Promissory Note &amp; Loan Agreement are recorded with the Riverside County Clerk's Office in properties that were rehabilitated through the City's Substantial Rehabilitation Loan Program, or purchased through the City Homebuyer Assistance Program.</p> <p>Appropriateness: The City Business Support &amp; Neighborhood Programs Division and Public Works Administration have all administration and monitoring responsibilities for the CDBG federal entitlement program. The city operates in accordance with the monitoring plan development for the CDBG program.</p>

Program	Accomplishments
<p>Action 1.8: The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Information on these financial and regulatory incentives will be made available on the City’s website and in public places at City Hall.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: During the planning period, the Development Impact Fees are publically posted each year on the City’s website and made available in City Hall (Planning Counter).</p> <p>Effectiveness: The City Municipal Code, General Plans, Specific Plans, development applications and fees are made available to the public at the Development Service Department counter and City’s website. The City will continue to encourage and promote residential development in the City of Moreno Valley.</p> <p>Appropriateness: The city will utilize design, development, processing and streamlining incentives to encourage residential use and promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas.</p>
<p>Action 1.9: Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing 2014-2021</p>	<p>Progress: On April 23, 2013 the City approved the Mixed Use Districts Overlay, which encourages higher density residential development close to employment and shopping. As part of the overlay, there is reduction in parking requirements. The City currently has reduced parking standards for senior and affordable housing developments and allows for alternate parking requirements, subject to approval of a parking study.</p> <p>Effectiveness: Various projects have been approved with reduced parking standards, with little or no negative effects.</p> <p>Appropriateness: The city will utilize parking studies to analyze parking requirements for senior and affordable housing developments that are located in proximity to transit stops.</p>

Program	Accomplishments
<p>Action 1.10: To encourage the development of affordable residential and mixed-use projects, the City will offer incentives such as a reduction in development standards (i.e. lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Appropriateness: The City will continue to promote and encourage residential and mixed-use developments in the Village Specific Plan (SP 204) and the new Mixed Use Districts Overlay by encouraging property owners to consolidate adjacent properties to develop larger projects.</p> <p>Effectiveness: The City will utilize incentives such as flexibility in development standards to encourage larger residential development projects.</p>

Program	Accomplishments
<p>Goal #2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.</p>	
<p>Policy 2.1: Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.</p> <p>Policy 2.2: Work with non-profit agencies and private sector developers to encourage the development of senior housing.</p> <p>Policy 2.3: Provide access to emergency shelter with emergency support for City residents, including disadvantaged groups.</p> <p>Policy 2.4: Support innovative public, private and non-profit efforts in the development of affordable housing, particularly for the special needs groups.</p> <p>Policy 2.5: Encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.</p> <p>Policy 2.6: Promote the City’s Density Bonus Ordinance through incentives to potential developers.</p>	
<p>Action 2.1: Utilize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate-income households.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Effectiveness: The City will continue to provide lower income housing opportunities through incentives and assistance.</p> <p>Appropriateness: The Moreno Valley Housing Authority will utilize programs such as the HUD Neighborhood Stabilization Program to continue the construction of affordable homes and to acquire, rehabilitate, and sell properties to low-income households. Whenever possible, the Moreno Valley Housing Authority will provide incentives to encourage affordable housing to meet the City’s fair share housing needs.</p>



Program	Accomplishments
<p>Action 2.3: Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization’s (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: All affordable multiple-family units have deed restrictions mandating that a percentage of the units shall remain affordable.</p> <p>Effectiveness: With the dissolution of the RDA, funding will not be used from the RDA to construct affordable units featuring long term covenant restricted units. The deed restrictions placed on multi-family units mandate that a percentage of units are rented within affordable limits for low-income families.</p> <p>Appropriateness: The City will continue to require that affordable multiple-family complexes consist of units with affordability covenants ensuring that the units remain affordable.</p>
<p>Action 2.4: To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: May 2013/Continued implementation</p>	<p>Progress: During the planning period, the City Council amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit on May 28, 2013.</p> <p>Appropriateness: The City will continue to support emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit and with a Conditional Use Permit in the Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX) zoning districts.</p>

Program	Accomplishments
<p>Action 2.5: The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City promotes lenders who participate in the CHFA First-Time Homebuyers Program.</p> <p>Effectiveness: The City is ongoing in documenting how many lenders participate in CHFA assistance programs.</p> <p>Appropriateness: The City will continue to promote and support the CHFA lenders in assisting families with the purchasing of a home.</p>
<p>Action 2.6: Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: A regional task force is researching the problem of homelessness in Riverside County and the different measures that cities can consider in assisting the homeless. The City of Moreno Valley has amended the Zoning Code to accommodate transitional and supportive housing and emergency shelters in the City, as well as working with other non-profit organizations to provide housing and other services for the homeless.</p> <p>Effectiveness: Currently, there are no organizations that have constructed transitional and supportive housing or emergency shelters in the City. The Riverside County Housing Authority and Fair Housing Council have programs available to assist the homeless.</p>

Program	Accomplishments
<p>Action 2.7: Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family zones.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: During the planning period, the City has provided support for reasonable accommodation procedures through amending the Zoning Code to include formal reasonable accommodation procedures on May 28, 2013.</p> <p>Appropriateness: In 1999, the City Council approved Ordinance number 547 to provide density bonus to projects that meet the requirements for density bonus in accordance with the City of Moreno Valley Zoning Ordinance, chapter 9.03.050.</p>
<p>Action 2.8: Continue to support the City's effort of encouraging multiple-family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Effectiveness: With the dissolution of the RDA, the Moreno Valley Housing Authority will seek funding through development incentives to encourage multiple-family development.</p> <p>Appropriateness: The City will provide development incentives to encourage multiple-family developments that include affordability covenants on units.</p>

Program	Accomplishments
<p>Action 2.9: Pursuant to Government Code Section 65583, the City of Moreno Valley is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Municipal Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City’s reasonable accommodation ordinance and make information on the program more widely available to residents.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: During the planning period, the City has provided support for reasonable accommodation procedures through amending the Municipal Code on May 28, 2013 to include formal reasonable accommodation procedures.</p> <p>Appropriateness: In 2013, the City Council approved Ordinance number 869 to provide reasonable accommodation procedures in accordance with the City of Moreno Valley Zoning Ordinance, Chapter 9.02.320.</p>
<p>Action 2.10: Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City has applied for HOME funding and allocation of NSP funds to develop affordable housing projects. Affordable housing apartments with 3 or more bedrooms built since 2008 include Oakwood Apartments (92 3-bedroom units &amp; 68 4-bedroom units), and Rancho Dorado Apartments (60 3-bedroom units).</p> <p>Appropriateness: The City will continue to prioritize resources for the development of rental projects that provide units with three or more bedrooms.</p>

Program	Accomplishments
<p>Goal #3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.</p>	
<p>Policy 3.1: When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.</p> <p>Policy 3.2: Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.</p> <p>Policy 3.3: Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.</p> <p>Policy 3.4 Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.</p>	
<p>Action 3.1: The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City has established in its Municipal Code that all applications received will be reviewed in a timely manner depending upon the size and specified use of the project.</p> <p>Effectiveness: To date, no prioritization criteria has been incorporated into the Municipal Code for specific affordable housing projects.</p> <p>Appropriateness: The City will expedite and prioritize development processing time of applications for new construction of affordable housing developments.</p>

Program	Accomplishments
<p>Action 3.2: To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 9.09.190 to include Single room occupancy (SRO) facilities. Residential 30 (R30), the Mixed Use District Overlay and Community Commercial (CC) allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low-income residents are met.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: During the planning period, the City has provided support to accommodate the needs of extremely low-income households and households with special needs and complied with Senate Bill 2 through amending the Municipal Code to include Single Room Occupancy (SRO) facilities on May 28, 2013.</p> <p>Appropriateness: In 2013, the City Council approved Ordinance number 869 to provide Single Room Occupancy (SRO) facilities in accordance with the City of Moreno Valley Municipal Ordinance, Chapter 9.09.190.</p>
<p>Action 3.3: Continue to permit manufactured housing on permanent foundations in residential zones subject to compatibility criteria.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: According to building permit activity, Moreno Valley has not permitted any manufactured housing during this planning period. There is one developer currently (2013) interested in using manufactured homes.</p> <p>Appropriateness: The City will continue to permit manufactured housing on permanent foundations in residential zones where feasible.</p>

Program	Accomplishments
<p>Action 3.4: In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: February 2014</p>	<p>Progress: The City delivered a copy of the 2008-2014 Housing Element to water and sewer agencies serving city residents.</p> <p>Appropriateness: The City will deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.</p>
<p>Action 3.5: Amend the approval process for Second Dwelling Units by removing discretionary review and public hearing requirements in Section 9.09.130 of the Moreno Valley Zoning Ordinance.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Completed</p>	<p>Progress: As of January 2010, Section 9.09.130 complies with State law regarding the approval process for second units.</p> <p>Appropriateness: The City has complied with State law to recognize second units as an affordable housing option and continues to expedite the processing of these applications.</p>

Program	Accomplishments
<p>Goal #4: Provide increased opportunities for homeownership.</p>	
<p>Policy 4.1: Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.</p>	
<p>Action 4.1: Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the Neighborhood Stabilization Program Homebuyer Assistance Program (NSP-HAP). program.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: In 2010-2012, the City assisted 30 first time homebuyers with down payment and closing cost assistance through the Homebuyer Assistance Program.</p> <p>Appropriateness: With the elimination of RDA, the City will continue to implement a down payment assistance program through its Neighborhood Stabilization Program Homebuyer Assistance Program (NSP-HAP), when funds are available.</p>
<p>Action 4.2: Continue to work with Habitat for Humanity in the development of single-family homes for lower income families.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Effectiveness: The City has a very successful partnership with Habitat for Humanity - Riverside. In 2010, two brand new homes were built in Moreno Valley on City owned parcels. In August 2013, Habitat for Humanity submitted an application for a Tentative Tract Map for eight (8) lots (PA13-0045) on a City owned parcel.</p> <p>Appropriateness: The City has applied Neighborhood Stabilization Program 3 (NSP3) funds to develop this 8 lot single-family project and increase homeownership opportunities for low-income families.</p>



Program	Accomplishments
<p>Action 4.3: The Moreno Valley Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City participates with CHFA to promote the various programs that are available to assist in the purchase of a home.</p> <p>Effectiveness: The First-Time Homebuyer Program is offered through the CHFA. The City of Moreno Valley will distribute information on CHFA and the programs that are offered to assist in the purchase of a home.</p> <p>Appropriateness: The City will continue to establish relationships with lenders that participate in CHFA First-Time Homebuyer Program.</p>
<p>Action 4.4: The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Moreno Valley.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City continues to establish relationships with local lenders, developers, realtors, and nonprofit organizations through the City. The City continues partnership with the Fair Housing Council of Riverside County.</p> <p>Appropriateness: With the elimination of RDA, the City will continue to implement a down payment assistance program through Neighborhood Stabilization Program Homebuyer Assistance Program (NSP-HAP), when funds are available.</p>

Program	Accomplishments
<p>Goal #5: Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.</p>	
<p>Policy 5.1: Through the Neighborhood Stabilization Program the City will preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.</p> <p>Policy 5.2: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.</p> <p>Policy 5.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.</p> <p>Policy 5.4: Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through County, State, and Federal funding mechanisms.</p>	
<p>Action 5.1: Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Building Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City Planning and Building Divisions enforce all Municipal Code and Building Code standards. All projects must be in compliance with Municipal Code and Building Code standards prior to final issuance of a permit and certificate of occupancy.</p> <p>Effectiveness: The City’s efforts in maintaining the safety and integrity of residential neighborhoods are ongoing. City Building inspectors conduct site visits prior to finalizing a building permit to verify that the structure is in compliance with building code.</p> <p>Appropriateness: The City of Moreno Valley strives to ensure that all new development is constructed in accordance with the most current standards of safety, and that all existing structures are maintained in a safe condition.</p>

Program	Accomplishments
<p>Action 5.2: Monitor the substandard dwellings which cannot be economically repaired, and remove when necessary and feasible.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Building Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: According to the Building and Safety activity summary, during the planning period, five dwelling units were demolished due to fire damage, abandoned, and unsafe conditions.</p> <p>Effectiveness: Monitoring activities are intended to be proactive so that deficiencies can be detected early and immediately corrected, and performance can continually improve.</p> <p>Appropriateness: The City will continue to monitor and detect deficiencies and remove all unsafe, substandard dwellings to promote the welfare of the City.</p>

Program	Accomplishments
<p>Goal #6: Encourage energy conservation activities in all neighborhoods.</p>	
<p>Policy 6.1: Comply with all adopted federal and state actions to promote energy conservation.</p> <p>Policy 6.2: Promote development of public policies and regulations that achieve a high level of energy conservation in new and rehabilitated housing units.</p> <p>Policy 6.3: Promote the proposed Sustainable Community section in the Conservation Element of the General Plan.</p>	
<p>Action 6.1: Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website. The City has been granted a small amount of funding from Southern California Edison (SCE) in order to update literature for the public on current energy code requirements and programs.</p> <p>Appropriateness: The City will continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.</p>
<p>Action 6.2: Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.</p> <p>Appropriateness: The City will continue to encourage homeowners and landlords to incorporate energy conservation within construction and remodeling projects.</p>

Program	Accomplishments
<p>Action 6.3: Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the proposed Sustainable Community section in the Conservation Element.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing 2014-2021</p>	<p>Progress: The City will encourage sustainable development in new units through policies contained within the proposed Sustainable Community Section in the Conservation Element.</p> <p>Appropriateness: The City will continue to implement the goals and objectives of the proposed Sustainable Community section of the Conservation Element for development within the City.</p>
<p>Action 6.4: The City shall implement its local action plan for reduction of greenhouse gas emissions.</p> <p>Responsible Agency: City of Moreno Valley Planning Division</p> <p>Timeline for Implementation: Ongoing 2014-2021</p>	<p>Progress: On October 9, 2012, the Moreno Valley City Council approved the Energy Efficiency and Climate Action Strategy and the related Greenhouse Gas Analysis. The Strategy and Analysis documents identify potential programs and policies to reduce overall City energy consumption and increase the use of renewable energy. The Strategy also prioritizes implementation of programs, policies, and projects based upon energy efficiency, cost efficiency and potential resources. The Greenhouse Gas Analysis provides a more scientific approach and recommends a target to reducing community-wide GHG emissions consistent with the State reduction goals in Assembly Bill (AB) 32, the legislation that provides the basis of the State's climate action initiatives.</p> <p>Appropriateness: Moreno Valley continues to support the reduction of Greenhouse Gas Emissions.</p>

Program	Accomplishments
<p>Goal #7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.</p>	
<p>Policy 7.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale of housing.</p>	
<p>Action 7.1: Support the activities of the Fair Housing Council of the County of Riverside through actively pursuing any complaints of housing discrimination in the City. The City, in conjunction with the Riverside Fair Housing Council, shall support efforts dedicated to working toward the elimination of the discrimination of housing. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights.</p> <p>Responsible Agency: City of Moreno Valley Business Support &amp; Neighborhood Programs Division</p> <p>Timeline for Implementation: Ongoing/Continued implementation</p>	<p>Progress: The City supports the activities of Fair Housing Council of Riverside County, and activities are contracted through the CDBG program. The City has a contract with Fair Housing Council of Riverside County to provide education and training classes, advocacy services, investigate allegations of housing discrimination, and mediate landlord-tenant complaints.</p> <p>Effectiveness: The Fair Housing Council of Riverside County (FHCRC) helps to overcome the effects of impediments by the following actions: providing mediation services for tenant-landlord issues, monitoring local housing advertisements and testing the availability of housing, investigating allegations of differential treatment faced by people with disabilities in the rental market, investigating African Americans and Hispanic households in the rental market. The FHCRC also holds educational workshops for landlords and residents regarding housing discrimination, and examines home mortgage lending patterns with minority lending.</p> <p>Appropriateness: As a recipient of federal entitlement grant funds (CDBG), the City of Moreno Valley is required to develop a fair housing program with specific actions and procedures which will aid in preventing, reducing, or eliminating housing discrimination and other barriers to equal housing choice based on race, color, religion, sex, national origin, ancestry, familial status or physical or mental handicap.</p>



CITY OF MORENO VALLEY  
HOUSING ELEMENT  
2008-2014

City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA. 92552-0805

**February 2011**

Attachment 3

## **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 1<sup>st</sup>, 3<sup>rd</sup>, and 4<sup>th</sup>. The October 1<sup>st</sup> meeting was held at the Senior Center and the October 3<sup>rd</sup> meeting at Towngate Center while the October 4<sup>th</sup> meeting was held at the Moreno Valley Ranch Golf Club. On October 15<sup>th</sup>, 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 30<sup>th</sup>. 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 1<sup>st</sup> 88 attendees
- October 3<sup>rd</sup> 27 attendees
- October 4<sup>th</sup> 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.<sup>1</sup>

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.<sup>2</sup> 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.<sup>3</sup>

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**

**Table 8-2 City of Moreno Valley and Riverside County Historical Population Growth**

<b>8.2 YE</b>	<b>MORENO VALLEY POPULATION</b>	<b>NUMERICAL GROWTH</b>	<b>% CHANGE IN GROWTH</b>	<b>RIVERSIDE COUNTY POPULATION</b>	<b>% CHANGE IN GROWTH</b>	<b>M.V. AS % OF TOTAL COUNTY POPULATION</b>
<b>1990</b>	<b>118,779</b>			<b>1,170,413</b>		<b>10%</b>
<b>2000</b>	<b>142,381</b>	<b>23,602</b>	<b>20%</b>	<b>1,535,125</b>	<b>31%</b>	<b>9%</b>
<b>2007</b>	<b>180,466</b>	<b>38,085</b>	<b>27%</b>	<b>2,031,625</b>	<b>32%</b>	<b>9%</b>

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**

**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).

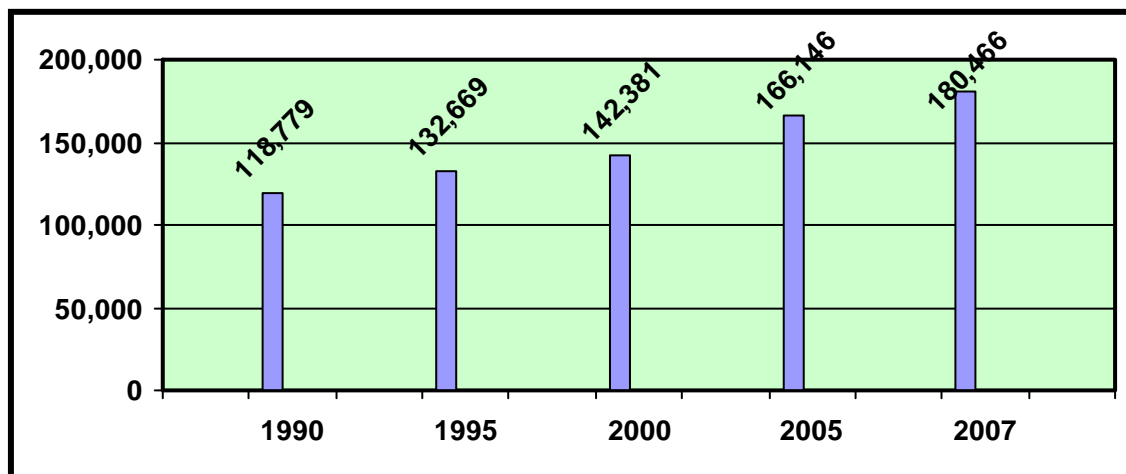
Unlike the growth between 1980 and 1990, when the city gained 90,650 residents, recent growth has been moderate, as reflected in chart 8-1. However, Moreno Valley continues to be among the fastest growing Inland Empire cities. Between 2000 and 2006 Moreno Valley was the sixth fastest growing city in the Inland Empire.<sup>4</sup>

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.<sup>5</sup> In 2000, the median age for a Moreno Valley resident was 27.3 years.<sup>6</sup> In 2005, the median age of a Moreno Valley resident was just slightly higher at 28.6 years.<sup>7</sup>

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%).<sup>8</sup> The second largest age group was 0-9 year olds (17.1%).<sup>9</sup> 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.<sup>10</sup> By comparison, 18.5% of the Inland Empire population was over 55 years of age, in the same year.<sup>11</sup> 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.<sup>12</sup> Accordingly, Moreno Valley is a community of young families.

### 8.2.4 Employment Characteristics

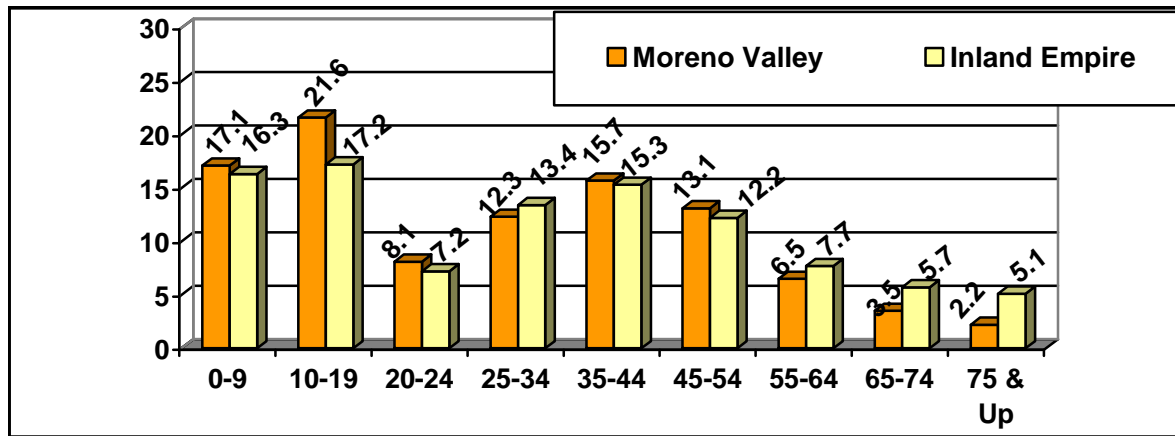
Although Moreno Valley has a population of 180,466 residents, its job base is relatively small, with only 23,072 jobs.<sup>13</sup> Moreno Valley's small economy is in part due to its relative young age as a city, having only been incorporated as a city in 1984. It is also in part due to the rapid expansion 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%.<sup>14</sup> 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%.<sup>15</sup> 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%.<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup>

Between 1997 and 2005, the utility sector added 224 jobs, and thus was the fastest growing sector in Moreno Valley.<sup>19</sup> The construction sector quadrupled as to 1,361 workers as young families moved to the city and the demand for housing grew.<sup>20</sup> Manufacturing and distribution also made significant gains in the eight years between 1997 and 2005, as noted in chart 8-5

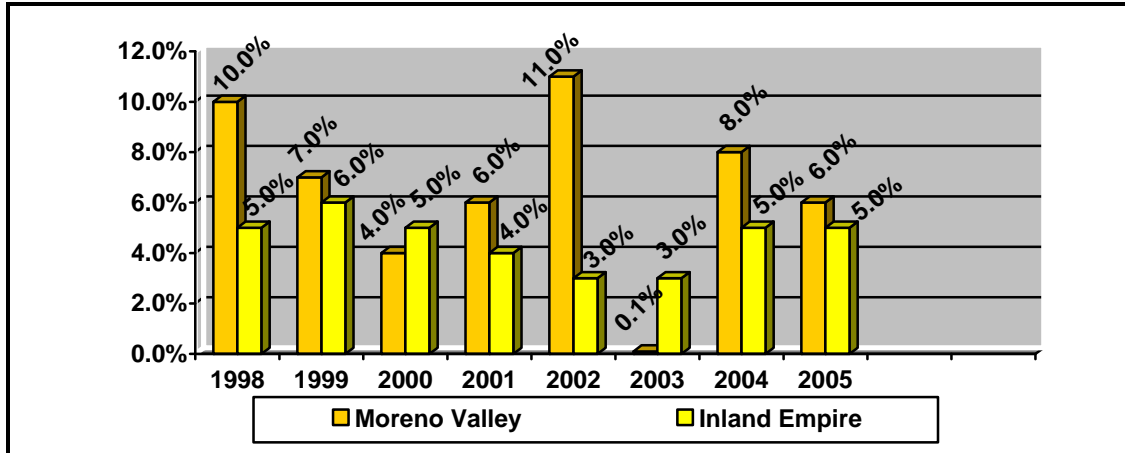
In 1997, payrolls in Moreno Valley totaled \$295 million.<sup>21</sup> In 2005, payrolls increased to \$696 million, a gain of \$401 million or

135.8%.<sup>22</sup> 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.<sup>23</sup>

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.<sup>24</sup> The Inland Empire's average pay was \$35,838 in 2005.<sup>25</sup>

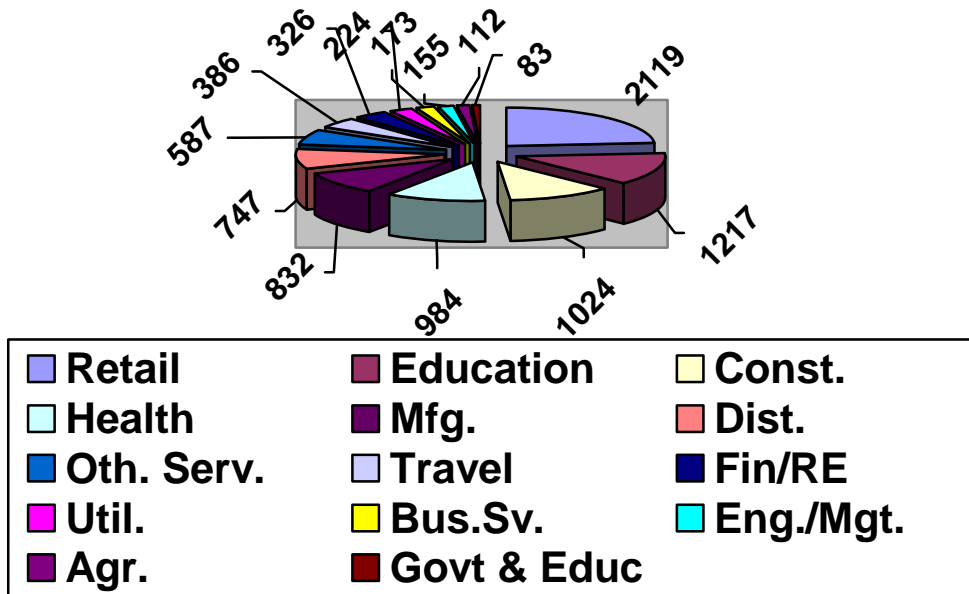
In addition, a greater number of Moreno Valley residents worked in the sales sector, with 28% of all workers in the retail sector, versus 25% for the Inland Empire. Moreno Valley had fewer workers in management and professions, 23% in Moreno Valley versus 26% in the Inland Empire.<sup>26</sup>

**Chart 8-3 Employment Growth Rates Moreno Valley & Inland Empire, 1997-2005**



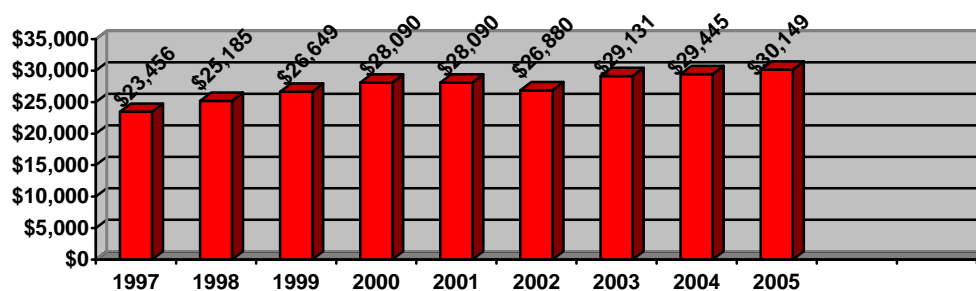
Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007. A report prepared for the City of Moreno Valley, page, 27.

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.”<sup>27</sup> 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.<sup>28</sup> In 2005 the Census reported the average family size as 3.88 and the average household size as 3.67.<sup>29</sup>

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.<sup>30</sup> 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.<sup>31</sup> 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.<sup>32</sup> 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).<sup>33</sup> 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 &amp; 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%
<b>Total Population</b>	<b>165,329</b>	<b>100%</b>	<b>142,381</b>	<b>98%</b>	<b>25,814</b>	<b>101%</b>

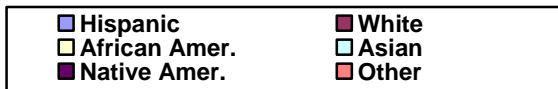
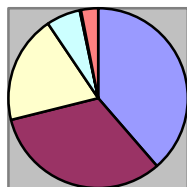
Source: John E. Husing, Moreno Valley Demographic, Economic & Quality of Life 2007.  
 A report prepared for the City of Moreno Valley, page 7.

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

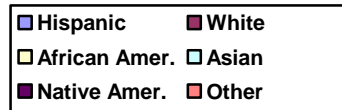
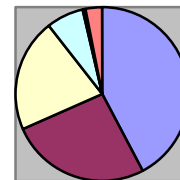
environs. This Migration out of the traditional ethnic centers has made cities like Moreno Valley, with its large supply of affordable housing and traditional family lifestyle, more ethnically diverse. Unlike older cities, Moreno Valley is fortunate that its neighborhoods are ethnically integrated without 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.<sup>34</sup> Statewide 56.9% of all units were owner-occupied.<sup>35</sup> In Moreno Valley, the proportion of units occupied by renters was 28.9%, or 11,352 units.<sup>36</sup> 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.<sup>37</sup> 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.<sup>38</sup> The number of families living below the poverty level in Moreno Valley numbered 3,902.<sup>39</sup> 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.<sup>40</sup> Female householders living below the poverty threshold totaled 1,844 families.<sup>41</sup> 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.<sup>42</sup> 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).<sup>43</sup> 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.<sup>44</sup> 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.”<sup>45</sup>

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.”<sup>46</sup> Of those households with incomes greater than 50% and up 80%, seventy-five percent were classified as households with “any housing problems.”<sup>47</sup> 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.”<sup>48</sup> 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.<sup>49</sup> 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.<sup>50</sup> 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.<sup>51</sup> 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.<sup>52</sup> Moreno Valley's housing stock is predominantly comprised of single family homes, with 67% of the housing stock, in 2000, being single family homes.<sup>53</sup> In the Inland Empire, the only other city with a larger share of single family homes is Murrieta, with 76%.<sup>54</sup>

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.<sup>55</sup> 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**

<b>Year Structure Built</b>	<b>Number</b>	<b>Percent</b>
<b>1999 TO MARCH 2000</b>	<b>380</b>	<b>0.9</b>
<b>1995 TO 1998</b>	<b>1,746</b>	<b>4.2</b>
<b>1990 TO 1994</b>	<b>5,872</b>	<b>14.2</b>
<b>1980 TO 1989</b>	<b>23,602</b>	<b>56.9</b>
<b>1970 TO 1979</b>	<b>5,661</b>	<b>13.7</b>
<b>1960 TO 1969</b>	<b>2,229</b>	<b>5.5</b>
<b>1940 TO 1959</b>	<b>1,640</b>	<b>4.0</b>
<b>1939 OR EARLIER</b>	<b>262</b>	<b>0.6</b>
<b>Total</b>	<b>41,392</b>	

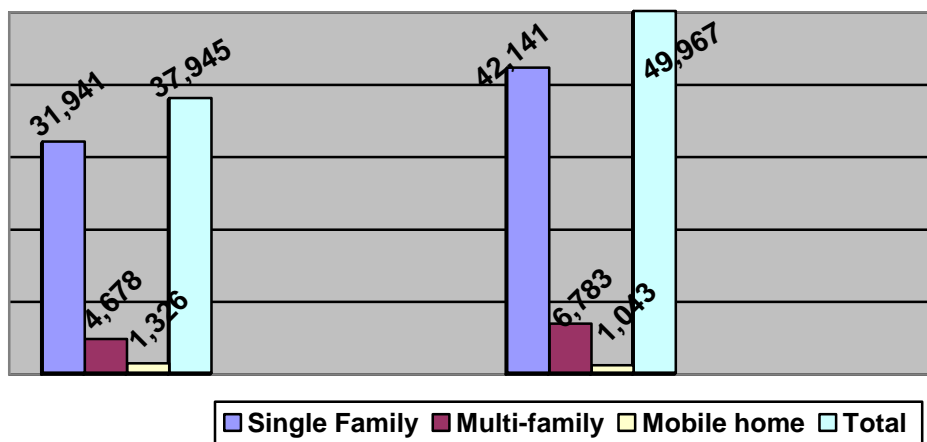
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23-24, H30, H34, H38, H40, H43-44, H48, H51, H62-63, H69, H74, H76, H90-91 and H94. <http://222.inforplease.com/us/censu/data/california/moreno-valley/housing.htm>.

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.<sup>56</sup>

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.<sup>57</sup>

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.<sup>58</sup> 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.<sup>59</sup> 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.<sup>60</sup> 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.<sup>61</sup> 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.<sup>62</sup> However, in 2005, the number of single family permits declined 48% to 1,152 or 4% of the county total of 29,994.<sup>63</sup> A year later, in 2006, single family permits declined 23% from the previous year, to 830.<sup>64</sup> By the end of 2007, single family permits had plummeted to 300, a level consistent with that in 2000.<sup>65</sup> 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
<b>Rent &lt;=30%</b>				
<b># occupied units</b>	169	124	298	591
<b>% occupants &lt;=30%</b>	53	47	30	45
<b>% built before 1970</b>	28	52	15	27
<b>% some problem</b>	39	38	15	26
<b># vacant for rent</b>	4	18	10	32
<b>Rent &gt;30% to &lt;=50%</b>				
<b># occupied units</b>	360	477	411	1,248
<b>% occupant &lt;=50%</b>	60	70	61	64
<b>% built before 1970</b>	40	45	15	34
<b>% some problem</b>	70	65	68	67
<b># vacant for rent</b>	40	109	84	233
<b>Rent &gt;50% to &lt;=80%</b>				
<b># occupied units</b>	1,797	2,042	2,683	6,522
<b>% occupant &lt;=80%</b>	74	62	53	62
<b># built before 1970</b>	20	21	10	16
<b>% some problem</b>	75	58	53	60
<b># vacant for rent</b>	97	154	126	377
<b>Rent &gt;80%</b>				
<b># occupied units</b>	773	433	1,506	2,712
<b># vacant for rent</b>	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
<b>Value &lt;=30%</b>				
	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
<b>Value &lt;=50%</b>				
	194	488	858	1,540
	45	45	20	31
	17	18	30	25
	18	21	2	10
<b># vacant for sale</b>	4	47	84	135
<b>Value &gt;50% to &lt;=80%</b>				
	0-1	2	3+	TOTAL
	650	1,785	10,614	13,049
	59	37	27	30
	13	9	7	7
	4	1	1	1
<b># vacant for sale</b>	15	46	447	508
<b>Value &gt;80%</b>				
	1,222	800	11,231	13,253
<b># vacant for sale</b>	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.<sup>66</sup> In 2005, the number of multi-family permits increased to 152, but the number of units decreased to 973.<sup>67</sup> In 2006, 132 multi family permits were issued for a total of 1,281 units.<sup>68</sup> 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
<b>Total</b>	<b>3,644</b>		<b>2,061</b>		<b>2,111</b>		<b>755</b>

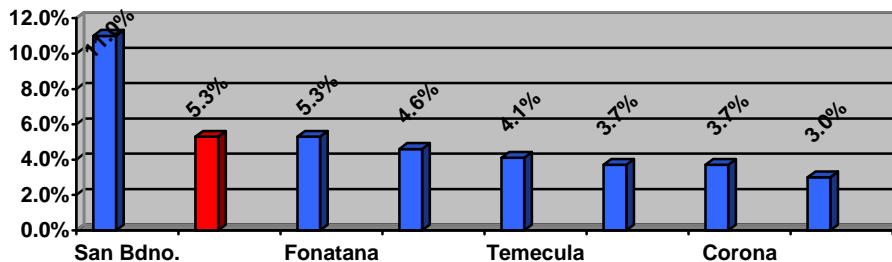
Source: City of Moreno Valley, Neighborhood Preservation Division. Moreno Valley Building Permits 1991-2207.

**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.<sup>69</sup> 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.<sup>70</sup>

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 1<sup>st</sup> 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.<sup>71</sup> During the 1<sup>st</sup> 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.<sup>72</sup> The Moreno Valley median new home price was \$21,000 less than Los Angeles, where the median new home price was \$437,000.<sup>73</sup> 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.<sup>74</sup>

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.<sup>75</sup> 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.<sup>76</sup> 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.<sup>77</sup> Of the 2,250 extremely low income renter households, (households, earning less than 30% of median income), 58% were cost burdened.<sup>78</sup> 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.<sup>79</sup> By comparison, in the next income range, 80%-95% of area median income, the percentage of overburdened renter households drops precipitously to 20%.<sup>80</sup> 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.<sup>81</sup> Among owners earning between 50%-80% of median income, 57% were cost burdened compared to 43% of renter households.<sup>82</sup> 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.<sup>83</sup> 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.<sup>84</sup>

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.<sup>86</sup> When combined, the total number of renter and owner households living in overcrowded conditions totaled 15% of all households (see table 8-11)<sup>87</sup>

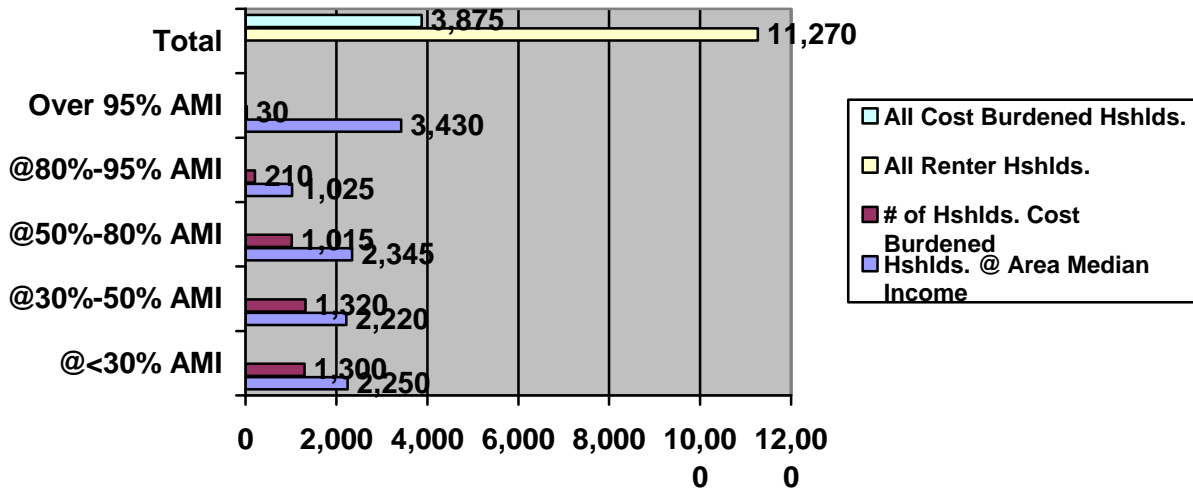
In 2000, there were a total of 2,620 renter households who were classified as living in overcrowded conditions, or 7% of all households in Moreno Valley.<sup>85</sup> Among owner households 3,325 were classified as

**Table 8-11 Comparison of Cost Burdened Owner and Renter Households**

<b>Income Range</b>	<b>% Renter Cost Burdened</b>	<b>% Owner Cost Burdened</b>
<b>30%</b>	<b>58%</b>	<b>69%</b>
<b>30%-50%</b>	<b>59%</b>	<b>53%</b>
<b>50%-80%</b>	<b>43%</b>	<b>57%</b>
<b>80%-95%</b>	<b>20%</b>	<b>46%</b>
<b>Over 95%</b>	<b>1%</b>	<b>13%</b>

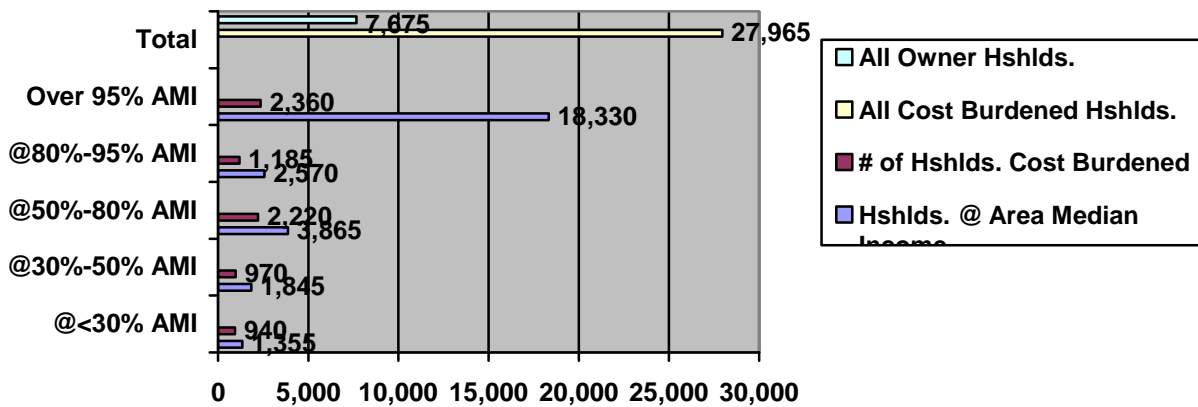
Source: Draft Existing Housing Need Downloaded From the HUD User Web Page on 9/19/06.

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
<b>Total Renter Households</b>	<b>2,620</b>	<b>Total Owner Households</b>	<b>3,325</b>	<b>5,945</b>

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.<sup>88</sup> Poverty among persons 65 years and older was reported for 695 persons in the 2000 census.<sup>89</sup> 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%.<sup>90</sup> 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%.<sup>91</sup> 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.<sup>92</sup> 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.<sup>93</sup> Among California's custodial grandparents, 7% are married, 59% are female and 56% are employed.<sup>94</sup>

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.<sup>95</sup> Table 8-13 provides information on the duration of care giving in Riverside County.

**Table 8-13 Grandparents Responsible For Grandchildren in Riverside County**

<b>Total Grandparent Population</b>		<b>821,907</b>	
<b>Total Grandparents living with and responsible or Grandchildren</b>	<b>Number</b>	<b>Percent</b>	
		<b>16,863</b>	<b>2%</b>
<b>Duration of Care Giving</b>		<b>Number</b>	<b>Percent</b>
<b>Less than 6 months</b>		<b>2,182</b>	<b>13</b>
<b>6 to 11 month</b>		<b>1,923</b>	<b>11</b>
<b>1 or 2 years</b>		<b>3,955</b>	<b>23%</b>
<b>3 or 4 years</b>		<b>2,671</b>	<b>16%</b>
<b>5 years or more</b>		<b>6,132</b>	<b>37%</b>

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.<sup>96</sup> 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 Valley<sup>97</sup>. 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.<sup>98</sup> 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.<sup>99</sup> 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
<b>Total</b>	<b>21</b>	<b>Total</b>	<b>160</b>	<b>Total</b>	<b>146</b>	<b>Total</b>	<b>30</b>	<b>Total</b>	<b>7</b>	<b>364</b>



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.<sup>100</sup> 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.<sup>101</sup> 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.<sup>102</sup> 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. .<sup>103</sup>

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."<sup>104</sup> 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.<sup>105</sup> 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.<sup>106</sup> 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.<sup>107</sup> 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
<b>Total</b>	<b>7</b>				<b>22</b>

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**

<b>Facility Name</b>	<b>Number of Units/Number of Beds</b>	<b>Service Population</b>
<b>Path of Life</b>	54 units (dormitory style) = 142 beds	Women with children; men with children; families
<b>Lutheran Social Services</b>	22 one-bedroom apartments	Women with children
<b>U.S. Vets</b>	120 beds	Men
<b>Total</b>	<b>76 units / 262 beds</b>	

Source: Economic Development Department Neighborhood Preservation Division, CDBG grantee data, FY 2007-2008.

**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

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.

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**

<b>Moreno Valley Regional Housing Needs Allocation 2008-2014</b>		
<b>Income Category</b>	<b>Units</b>	<b>Percent</b>
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%
<b>Total Construction Need</b>	<b>7,474</b>	<b>100%</b>

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 <sup>1</sup>	TOTAL
<b>2008-14 RHNA Allocation</b>	<b>1,806</b>	<b>1,239</b>		<b>3,045</b>
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 <sup>2</sup>	233	155	55 year covenant	388
Rancho Dorado	<b>46</b>	<b>103</b>	55 year covenant	<b>149</b>
Perris Isle Senior Apartments	104	44	55 year covenant	148
Day and Alessandro <sup>3</sup>	100	125	55 year covenant	225
Habitat for Humanity		2	55 year covenant	2
<b>Mary Erickson Housing</b>	<b>26</b>		<b>55 year covenant</b>	<b>26</b>
Total Units Credited Toward RHNA	<b>648</b>	<b>452</b>		<b>1,100</b>
<b>TOTAL RHNA REMAINING</b>	<b>1,158</b>	<b>787</b>		<b>1,945</b>

<sup>1</sup> Affordability covenants are for a 55 year term.

<sup>2</sup> Moreno Highlands requires 388 units of dedicated affordable housing. Low and very low is an estimate.

<sup>3</sup> 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.

As shown in Table 8-19.5, even with the elimination of all residential uses from the land area approximately south of SR 60

east of Redlands Boulevard and extending to the City's eastern and southern boundaries, the City is still fully capable of and is expected to achieve its RHNA obligations for the 2008-2014 planning period.

**Table 8-19.5**

AFTER removing sites south of SR 60 and east of Redlands, the Amended Inventory accommodates:

4100 Low and Very Low Income units which is 1.3 times the RHNA number (3,045) *(deleting sites south of SR60 and east of Redlands has no effect on low and very low income housing opportunities)*

2,600 Moderate Income units which is 2.1 times the RHNA number (1,239)

7,828 Above Moderate Income units which is 2.5 times the RHNA number (3,068)

14,528 total identified units which is 1.94 times the total RHNA number (7,474)

**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 <sup>1</sup>	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
	<b>Total Units Accommodated in Inventory</b>	<b>3,781</b>	<b>8,234</b>	<b>8,879</b>	<b>20,894</b>

<sup>1</sup> 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
<b>TOTALS</b>			<b>615</b>	<b>50.07</b>	<b>12.29</b>

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
<b>TOTAL</b>	<b>189</b>	<b>12.32</b>			

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.<sup>108</sup> 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.<sup>109</sup>

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 <sup>2</sup>	Number of Parcels 5 Acres and Larger
R5 <sup>4</sup>	5	466 <sup>3</sup>	193	42

<sup>1</sup> See attachment 6

<sup>2</sup> Units calculated at 80% of the total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> It is assumed that only 10% of all available acreage would develop as mobile homes.

<sup>4</sup> 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 <sup>3</sup>	Number of Units <sup>2</sup>
Residential Single Family	5 and under	4,574	1,665

<sup>1</sup> See attachment 7

<sup>2</sup> 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.

<sup>3</sup> It is assumed that 10% of all acreage could potentially be developed as manufactured housing.

<sup>4</sup> 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.<sup>110</sup> 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 <sup>3</sup>	Number of Units <sup>2</sup>
<b>Multi-family R10-20</b>	10 and above	208	295

<sup>1</sup> See attachment 8

<sup>2</sup> Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City.

<sup>3</sup> 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
<b>Business Park<sup>2</sup></b>	*	71
<b>Commercial</b>	*	366
<b>Office</b>	*	241
<b>Village Office Residential</b>	92	6
<b>Total</b>		<b>684</b>

<sup>1</sup> See attachment 9

<sup>2</sup> 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
<b>Total</b>		<b>447</b>

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).

Table 8-30 Proposed RDA Budget

	FY 2007-08 AUDITED <u>ACTUAL</u>	FY 2008-09 PROJECTED <u>ACTUAL</u>	FY 2009-10 PROJECTED <u>BUDGET</u>	FY 2010-11 PROJECTED <u>BUDGET</u>	FY 2011-12 PROJECTED <u>BUDGET</u>	FY 2012-13 PROJECTED <u>BUDGET</u>	FY 2013-14 PROJECTED <u>BUDGET</u>
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)
<b>PROGRAMS (AGENCY COMMITTED)</b>							
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)						

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					(5,000,000)	(5,000,000)	(5,000,000)
RANCHO DORADO			(4,750,000)	(3,750,000)			
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						
<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ (701,428)</b>	<b>\$ (4,339,884)</b>	<b>\$ (5,000,000)</b>	<b>\$ (4,000,000)</b>	<b>\$ (5,000,000)</b>	<b>\$ (5,000,000)</b>	<b>\$ (5,000,000)</b>
<b>TOTAL HOUSING EXPENDITURES</b>	<b>\$ (1,617,443)</b>	<b>\$ (5,735,221)</b>	<b>\$ (6,434,519)</b>	<b>\$ (5,494,245)</b>	<b>\$ (6,556,957)</b>	<b>\$ (6,622,805)</b>	<b>\$ (6,691,945)</b>
	<b>\$ 3,444,610</b>	<b>\$ (1,253,486)</b>	<b>\$ (1,868,054)</b>	<b>\$ (847,581)</b>	<b>\$ (1,828,520)</b>	<b>\$ (1,810,987)</b>	<b>\$ (1,795,108)</b>
<b>LONG TERM RECEIVABLES</b>	<b>\$ (11,813,830)</b>	<b>\$ (11,813,830)</b>					
	<b>\$ 10,282,062</b>	<b>\$ 9,028,576</b>	<b>\$ 7,160,522</b>	<b>\$ 6,312,941</b>	<b>\$ 4,484,421</b>	<b>\$ 2,673,434</b>	<b>\$ 878,325</b>

\* HOMEBUYER ASSISTANCE PROGRAM FUNDINGS FOR FY 2009-10 AND FY 2010-11 WILL BE PROVIDED BY THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS

Table 8-31 Proposed HOME Budget

	FY 2007-08 PROJECTED <u>ACTUAL</u>	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>							
ADMINISTRATION EXPENSE	(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 Hildegard 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
<b>Total</b>					<b>292</b>	<b>148</b>	<b>135</b>		<b>575</b>

**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.<sup>33</sup> 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/knuclle 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	
	<b>Requirement</b>	<b>R1</b>	<b>R2</b>	<b>RA2</b>	<b>R3</b>	<b>R5</b>
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	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.	Maximum density (du/ac) and the minimum percent of site to remain in a natural state shall be determined by a slope analysis.
Minimum Lot Size	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. 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.	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.
Subdivision Design and Future Land Divisions	Subdivisions shall be compatible with the surrounding development pattern.	Subdivisions shall be compatible with the surrounding development pattern.
Building Height	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.	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.
Setback and other Site Development Criteria	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).	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.

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**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			
3. Minimum lot width in feet	45	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.		
Cul-de-sac or knuckle lot frontage	35			
4. Minimum lot depth in feet	85			
5. Minimum front yard setback, in feet	20			
Front facing garages	10			
Building other than front-facing garages	10			
6. Minimum side yard setback, in feet				
Interior side yard	**	10	10	10
Street side yard	10	20	20	20
7. Minimum rear yard setback, in feet.	15	15	20	25
8. Maximum lot coverage	50%	40%	45%	50%
9. Maximum building and structure height, in feet	35		50 feet	
10. Minimum dwelling size (sq. ft.)	1,000		**	
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.

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### 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.<sup>111</sup>

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
<b>Planning and Application Fees</b>		
Plot Plan approval	\$860	\$8,274 + \$30/unit <sup>1</sup>
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
<b>Subdivision</b>		
Certificate of Compliance	Not applicable	Not applicable
Lot Line Adjustment	Not typical	Not typical
Tentative Tract Map	\$8,497+\$72/lot <sup>2</sup>	\$8,497+\$72/lot <sup>2</sup>
Final Parcel Map (Land Development)	\$3,860	\$3,860 +\$41/unit
Vesting Tentative Map	Not applicable	Not applicable
Other		
<b>Environmental</b>		
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 <sup>3</sup>	\$ 8,071 <sup>4</sup>
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. <sup>5</sup>	\$4.21/s.f. <sup>6</sup>
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
<b>TOTAL</b>	<b>\$49,952</b>	<b>\$54,512</b>

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](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](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
<b>Total</b>	<b>\$3,148.00</b>	<b>\$338.00</b>

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
<b>Total</b>					<b>24</b>	<b>287</b>	<b>188</b>	<b>165</b>		<b>664</b>

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. <b>Complete 30 HILP rehabilitations.</b>	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. <b>Complete 3 HAMR rehabilitations.</b>		
8.3	New program	7/2008-5/2011	Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. <b>Assist 25 owner-occupied units.</b>	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. <b>Assist 60 rehabilitations.</b>	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. <b>Process 1,500 new code compliance cases per year.</b>	Code Compliance	CDBG
8.6	8.5	Ongoing-5/2014	Conduct 5 annual neighborhood clean-ups. Provide bins for trash disposal. <b>Provide clean up assistance to 3,500 units.</b>	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. <b>June 2010. Rehabilitate 20 units.</b>		HOME, RDA
8.10	8.9	Ongoing-5/2014	Provide funds for Homebuyer Assistance Program silent seconds. Work with approved lenders. <b>Assist 100 buyers.</b>	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. <b>Construct 2 houses.</b>	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. <b>Construct 300 affordable rental units.</b>	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. <b>Develop 100 units.</b>		

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. <b>Deferment for 400 units.</b>	Planning	General Fund
8.15	New program	6/2008-5/2014	Maintain Development Impact Fees (DIF) at a lower level for affordable units. <b>Assist 400 units.</b>	Planning	WRCOG
8.16	8.16	Ongoing-5/2014	Continue to implement permit streamlining. <b>Ongoing.</b>	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. <b>Assist in development of 15 units.</b>	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. <b>Assist in the development of 9 units.</b>	Neighborhood Preservation	RDA
8.20	New Program	6/2008-5/2014	Complete studies to assess extent of water infrastructure inadequacy and needs in BSMWC. <b>December 2008.</b>	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. <b>1/2011-8/2011.</b>	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. <b>10/2013</b>	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. <b>10/2013</b>	Planning	General Fund
8.27	New Program	6/2008-5/2011	Amend Title 9 of the Development Code to adopt reasonable accommodation procedures. <b>10/2013</b>	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. <b>Ongoing</b>	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. <b>10/2013</b>	Planning	General Fund
8.30	New program	6/2008-5/2014	Adopt ordinance requiring all new and replacement roofing utilize radiant barrier plywood. <b>Adoption by 2010.</b>	Building Division	General Fund
8.31	New program	6/2008-5/2014	Implement residential Solar Initiative Program to MV Utility customers. <b>Ongoing.</b>	MV Utility	MV Utility
8.32	New program	6/2008-5/2014	Distribute at reduced cost compact fluorescent light bulbs. <b>Initiate program 7/2010.</b>	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. <b>1/2010.</b>	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. <b>Assist 50 households.</b>	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					Planning	Code	Fair Housing
				New Constructi	Rehab.	Ownership					
						Very Low Income	Low Income	Moderate			
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. <b>Objective: 15 houses.</b>		15						
		8.2	Utilize Homeowner Assistance for Minor Rehabilitation (HAMR) loan program to provide 3% to 5% loans for up to \$7,500. <b>Objective: 15 houses.</b>		6						
		New	Hildegard Beautification. Grants to owner occupants for exterior improvements. <b>Objective: 28 houses.</b>					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. <b>Objective: 90 mobiles</b>		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. <b>Objective: 25 units.</b>		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. <b>Objective: 360 units.</b>		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. <b>Objective: 300 households.</b>			643	4,279	1,586			6,508	
		8.7	Update the City's Analysis of Impediments to Fair Housing.								✓	
8.7.1	To eliminate substandard housing conditions for low income renters.	8.8	Provide rehabilitation loans through the City's Rental Rehabilitation Program. <b>Objective: 50 units.</b>	Program discontinued.								
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. <b>Objective: 20 houses.</b>					20				
		8.10	Work with local CHDO to construct or rehabilitate houses for very low income households. <b>Objective: 4 houses.</b>									

Table 8-42 2000-2008 Adopted Housing Element Policies, Programs and Accomplishments (Cont'd)

Policy	Policy Description	Program	Program Description	Accomplishments							
				New Constructio	Rehab.	Ownership			Planning	Code	Fair Housing
						Very Low Income	Low Income	Moderate			
8.8.1	Facilitate homeownership for very low to moderate income households.	8.11	Purchase HUD homes for resale to first time homebuyers. <b>Objective: 90 houses.</b>			9	30	62			
8.9.1	Facilitate the creation of affordable rental units.	8.12	Administer new construction homeowner program and youth job training. <b>Objective: 1 house.</b>				2				
		8.13	Provide loans to housing developers to write-down the costs of affordable units.			288	42				
		8.14	Provide financial assistance for the development of affordable rental units for larger families. <b>Objective: 500 rental units.</b>			111	43				
		8.15	Revise General Plan. <b>Objective 5/08.</b>						✓		
		8.16	Continue to implement permit streamlining.								✓
		8.17	Revise standards for mobile home subdivisions.	Not undertaken.							

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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			
8.9.1	Facilitate the creation of affordable rental units.	8.18	Review parking standards for multi-family units to determine if reductions are appropriate. <b>Objective: 5/08.</b>						✓		
		8.19	Review second unit regulations to determine if expansion is merited to additional districts.	Not revised.			✓				
		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. <b>Objective: 5/08</b>						2/08		
	<b>Total</b>				252	1,120	6,660	3,896	0	95	6508

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<sup>1</sup> Colgan, City of Moreno Valley-2007 Impact Fee Study, 2-7.

<sup>2</sup> Planning Roundtable, Myths About Affordable Housing.

<sup>3</sup> 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.

<sup>4</sup> Husing, John. Moreno Valley Demographic, Economic & Quality of Life Report 2007. A report prepared for the City of Moreno Valley, page 4.

<sup>5</sup> Husing, page 9.

<sup>6</sup> U.S.Census Bureau. Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 4, Moreno Valley City, California. <[http://facfinder.census.gov/servletQTTTable?\\_bm=y&-geo\\_id=16000US0649270&-qr\\_name=DEC\\_...](http://facfinder.census.gov/servletQTTTable?_bm=y&-geo_id=16000US0649270&-qr_name=DEC_...)

<sup>7</sup> U.S. Census Bureau, Profile of General Demographic Characteristics: 2005.

<sup>8</sup> Husing, page 9.

<sup>9</sup> Husing, page 9.

<sup>10</sup> Husing, page 9.

<sup>11</sup> Husing, page 9.

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<sup>12</sup> Husing, page 9.

<sup>13</sup> Husing, page 26.

<sup>14</sup> Husing, page 25.

<sup>15</sup> Husing, page 24.

<sup>16</sup> Husing, page 27.

<sup>17</sup> Husing, page 27.

<sup>18</sup> Husing, page 28.

<sup>19</sup> Husing, page 26.

<sup>20</sup> Husing, page 26.

<sup>21</sup> Husing, page 29.

<sup>22</sup> Husing, page 29.

<sup>23</sup> Husing, page 25.

<sup>24</sup> Husing, page 31.

<sup>25</sup> Husing, page 31.

<sup>26</sup> Husing, page 25.

<sup>27</sup> U.S. Census Bureau. Current Population Survey (CPS) – Definitions and Explanations

<<http://www.census.gov/population/www/cps/cpsdef.htm>>

<sup>28</sup> U.S. Census Bureau, Census 2000 Summary File1, 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/cenus/data/california/moreno-valley/demographic.html>

<sup>29</sup> U.S. Census Bureau, 2005 American Community Survey.

[http://factfinder.census.gov/serlet/ADPTable?\\_bm=y&-qr\\_name=ACS\\_2005\\_EST\\_GO00\\_DP1&ge...](http://factfinder.census.gov/serlet/ADPTable?_bm=y&-qr_name=ACS_2005_EST_GO00_DP1&ge...)

<sup>30</sup> U.S. Census Bureau, 2005 American Community Survey.

<sup>31</sup> 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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<sup>32</sup> Husing, page 10.

<sup>33</sup> 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>

<sup>34</sup> 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>

<sup>35</sup> U.S. Census, PLo4-171 (march 2001 and DP-1 (may 2001)

<sup>36</sup> U.S. Census Bureau, Census 2000, Demographic Statistics Moreno Valley, California

<http://www.inforplease.com/us/census/data/california/moreno-valley/demographic.html>

<sup>37</sup> U.S. Census Bureau, Housing and household Economic Statistics Division.

<http://www.census.gov/hhes/www/poverty/threshld/thresh07.html>

<sup>38</sup> 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.

<sup>39</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>40</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>41</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>42</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>43</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>43</sup> U.S. Census Bureau, Census 200 Summary File 3.

<sup>44</sup> 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>

<sup>45</sup> U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

<sup>46</sup> U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

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<sup>47</sup> U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

<sup>48</sup> U.S. Department of Housing and Urban Development, SOCDS CHAS Data.

<sup>49</sup> Health and Safety Code Section 50052.5(b)(1).

<sup>50</sup> 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>

<sup>51</sup> 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.

<sup>52</sup> Husing, page 12.

<sup>53</sup> Husing, page 22.

<sup>54</sup> Husing, page 22.

<sup>55</sup> Based on the 2006 American Community Survey, The estimate of total housing units in Moreno Valley was 49,971.

<sup>56</sup> 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>

<sup>57</sup> SOCDS CHAS Data: Affordability Mismatch Output for All Households  
<http://socds.huduser.org/chas/reportsaff.odb>

<sup>58</sup> SOCDS CHAS Data: Affordability Mismatch Output for All Households

<sup>59</sup> SOCDS CHAS Data: Affordability Mismatch Output for All Households

<sup>60</sup> SOCDS CHAS Data: Affordability Mismatch Output for All Households

<sup>61</sup> SOCDS CHAS Data: Affordability Mismatch Output for All Households

<sup>62</sup> Husing, pg.23.

<sup>63</sup> Husing, pg.23.



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**NOTES**

<sup>64</sup> City of Moreno Valley, Community Development Department, Building and Safety Division,

Building Permits 1991-2007

<sup>65</sup> Building Permits 1991-2007.

<sup>66</sup> Building Permits 1991-2007.

<sup>67</sup> Building Permits 1991-2007.

<sup>68</sup> Building Permits 1991-2007.

<sup>69</sup> Husing, page 22.

<sup>70</sup> Husing page 18.

<sup>71</sup> Husing, page 12.

<sup>72</sup> Husing, page 12.

<sup>73</sup> Husing, page 12.

<sup>74</sup> Husing, page 12.

<sup>75</sup> 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](http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html)

<sup>76</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006.

<sup>77</sup> 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).

<sup>78</sup> 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).

<sup>79</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

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<sup>80</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

<sup>81</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

<sup>82</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

<sup>83</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

<sup>84</sup> SCAG. Draft Existing Housing Needs Downloaded from the HUD User Web Page on September 19, 2006. Overpayment Households.

<sup>85</sup> 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).

<sup>86</sup> 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).

<sup>87</sup> In the 2000 Census, it was reported that the total number of households in Moreno Valley was 39,225.

<sup>88</sup> U.S. Census Bureau, Census 2000 Summary File 1.

<sup>89</sup> U.S. Census Bureau, Census 2000 Summary File 1.

<sup>90</sup> U.S. Census Bureau, Census 1990. <http://factfinder.census.gov/serlet/GCTTable?>;

<sup>91</sup> U.S. Census Bureau, 2006 American Community Survey.

<sup>92</sup> 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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<sup>93</sup> Minlkler, 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.

<sup>94</sup> Minlkler, Merdith and Chehimi, Sana, page 3.

<sup>95</sup> Minlkler, Merdith and Chehimi, Sana, page 12

<sup>96</sup> U.S. Census Bureau, Census 200 Summary File and Summary File 3.

[Http://factfinder.census.gov/servlet/SAFFFacts?](http://factfinder.census.gov/servlet/SAFFFacts?)

<sup>97</sup> <<http://www.cclld.ca.gov/docs/cclld>>

<sup>98</sup> <<http://www.cclld.ca.gov/docs/cclld>>

<sup>99</sup> U.S. Census Bureau, Summary File 4.

<sup>100</sup> 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.

<sup>101</sup> Agricultural Commissioner's Office, Riverside County 2007 Agricultural Production Report, page 9.

<sup>102</sup> U.S. Census Bureau, 2006 American Community Survey, Selected Economic Characteristics, Moreno Valley city, California.

<sup>103</sup> Husing, page 26.

<sup>104</sup> 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](http://www.nass.usda.gov/census/census02/volume1/ca/index2.htm)

<sup>105</sup> John Conant. California State Department of Housing and Community Development. Telephone interview. August 15, 2000.

<sup>106</sup> "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.

<sup>107</sup> "County of Riverside 2004/2005 Homeless Assessment", page 2.

<sup>108</sup> BSMWD is the abbreviation for Box Spring Mutual Water District.

<sup>109</sup> 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.

<sup>110</sup> State of California, [http://www.cclid.ca.gov/docs/cclid\\_search/cclid\\_search.aspx](http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx).

<sup>111</sup> Development Impact Fees, Section 12, page 79.